

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend**. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices.

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2020-0020

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, May 11th, 2020

Susan Benz, ^{East Cesar Chavez NPCT} Treasurer

Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

1101 E 6th St

Your address(es) affected by this application

Susan Benz

Signature

5/8/2020

Date

Daytime Telephone: 512 220 9542

Comments: We are NOT in favor of granting this variance. Thank you.

This notice arrived less than a week prior to the BoA meeting. That is not enough time for Neighborhood Contact Teams to respond. The Applicant should come to our meetings to ask for support well in advance of going to the BoA.

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to social distancing):

Elaine Ramirez

Scan & Email to: elaine.ramirez@austintexas.gov

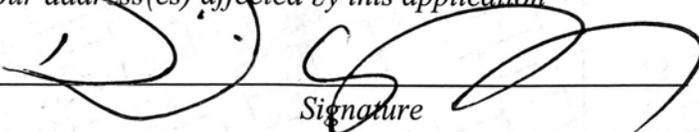
Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2020-0020
Contact: Elaine Ramirez, 512-974-2202
Public Hearing: Board of Adjustment, May 11th, 2020

DAVID BREARLEY
Your Name (please print)

I am in favor
 I object

1308 E 2nd St. 78702
Your address(es) affected by this application


Signature

May 9, 2020
Date

Daytime Telephone: 541-261-6545

Comments: ~~see details on subsequent pages~~
see details on subsequent pages

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to social distancing):
Elaine Ramirez
Scan & Email to: elaine.ramirez@austintexas.gov

RE: 1401 E 3rd Street Setback Variance Request
CASE # C15-2020-0020

Board of Adjustment,

As a neighbor, I received notification regarding the side-setback variance request for 1401 E 3rd Street. I am writing to respectfully request that the board of adjustment **deny this request on a life safety basis.**

As sited, the building presents a hazard to persons and property. In addition to increasing the opportunity for fire propagation between structures, the limited side lot setback:

- Does not meet the accessibility and visitability requirements defined in section R320.7;
- Fails to ensure emergency fire egress via the two “accessible” ground-floor exits;
- Restricts first responder’s ability to engage a structure-involved fire at 1401 or 1403 E 2nd Street.

As you consider this variance request, please keep these measurements in mind:

- **82 inches.** At the northeast corner of the structure, the as-built clearance between 1401 E 3rd Street and the abutting historic structure at 1403 E 3rd Street is 82” (6’-10”). The City’s official side-lot setbacks call for 10’ of clearance; the as-built clearance is 68% of what is required.
- **43 inches.** As currently built, the width of the first-floor entrance sidewalk is 43”. Since the fence between properties is not on the lot line, this clearance is not guaranteed going forward.
- **18 inches.** The approximate distance that the existing fence built by Durham Trading Partners encroaches on the abutting property at 1403 E 3rd Street is 18”. Note that the existing sidewalk straddles over the lot line by approximately 10”.
- **33 inches.** If the abutting property owner ever moves the fence to the lot line, the width of the first-floor entrance sidewalk will be reduced to a non-ADA-compliant width of 33”.

Consider also the explanation in Permit Partner’s March 19th letter:

“[Durham Partners used] an incorrect version of the survey...to set the construction forms.”

The City’s development guidelines do not allow for this type of error. **Per the City’s published Residential Inspections flowchart, all pre-foundation development activities are predicated upon the completion a third-party form survey.** As a homeowner, I was able to negotiate City’s residential development process successfully. It is more than reasonable to expect a professional developer to do so.

While I am sympathetic to the fact that Durham Trading Partners has invested a lot of time and money in this project, one company’s financial concerns cannot take precedence over public safety. Approving this variance request retroactively will effectively permit an **inexcusable life safety hazard** to persist for decades. This not only sets a poor precedent but also exposes the City to increased risk and liability.

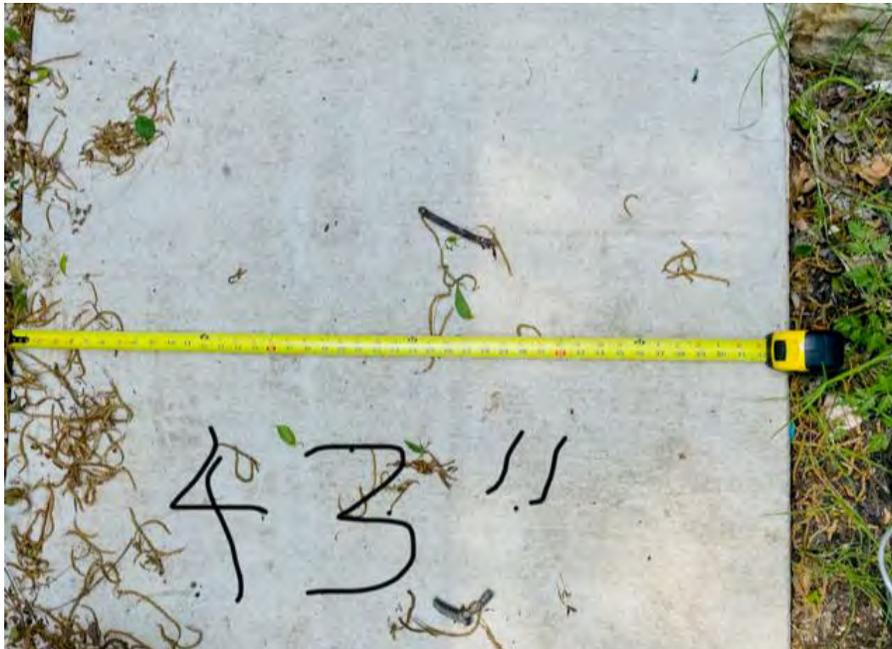
Sincerely,
David Brearley

PUBLIC COMMENT

EXHIBITS

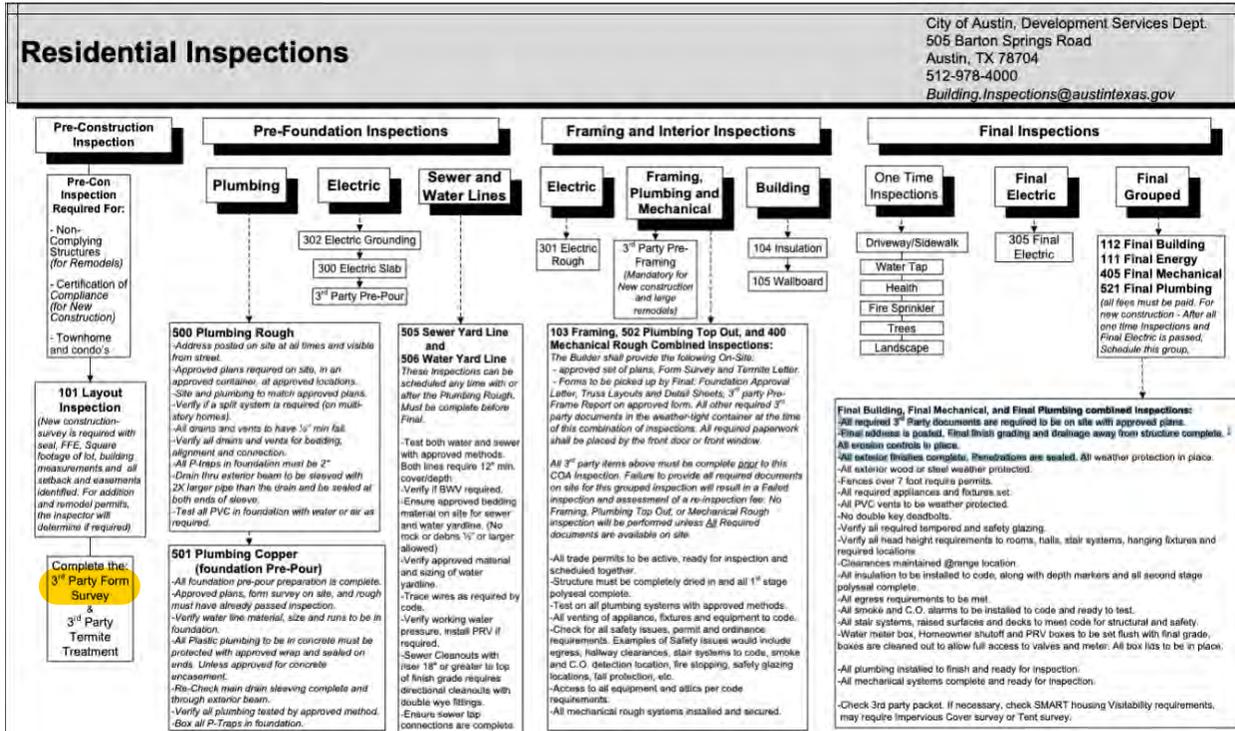


In practice, the as-built clearance is already quite tight and restricted. If the abutting property owner ever moves the fence to the property line—as is common during redevelopment activities—the sidewalk clearance will decrease from the existing 43” to a non-ADA-compliant width of 33” (2.78 feet).



PUBLIC COMMENT

EXHIBITS



The City of Austin’s published Residential Inspection flowchart clearly indicates that a 3rd Party Form Survey is a prerequisite to any pre-foundation construction activities. This process ensures that a licensed surveyor has confirmed and verified the foundation form locations *before* the developer sets anything is set in stone.

Permit Partner’s March 19th statement indicates that:

“the plot plan was accurate and was based on an accurate survey”

If so, the only explanation for a side lot setback error is that Durham Trading Partners failed to retain its 3rd party professional, Waterloo Surveyors, to visit the site to conduct a form survey. While that oversight is unfortunate, it does not merit a variance. The BOA should not reward bad actors.

PUBLIC COMMENT

EXHIBITS

A member of the East Cesar Chavez Planning Team brought the questionable side-lot setback at 1401 E 3rd Street to Durham Trading Partner's attention as early as Q1 2018. City staff were also informed, per this email record:

From: Thompson, Jeffrey - BC

Sent: Friday, March 02, 2018 9:59 AM

To: Johns, Renee <Renee.Johns@austintexas.gov>; Olsen, Dillon <Dillon.Olsen@austintexas.gov>

Subject: Re: [1401 E 3rd Street](#)

But the foundation is easily less than 5 ft from the property line. Here is a picture of the actual building.

Jeff Thompson
District 3
Planning Commissioner

Office: [512-314-1830](tel:512-314-1830)



PUBLIC COMMENT

I-5/17

From: Johns, Renee
Sent: Thursday, March 1, 2018 3:41:33 PM
To: Thompson, Jeffrey - BC; Olsen, Dillon
Subject: RE: [1401 E 3rd Street](#)

Jeffrey,

This is an approved plan and there is a projection into the 5 foot setback. This is a common concern, but the code does allow for eaves and other incidentals to project 2 ft. into any setback, LDC 25-2-513 B. If you look at sheet A201, you can see the elevation view of the proposed residence. On this elevation, you can see the footprint of the building stops at the 5 ft. setback and the eaves project into the setback. Again this is an allowed and common design.

I hope this answers your question.

Renee Johns

Planner Senior – Expedited Review

[City of Austin Development Services Department](#)

One Texas Center, 505 Barton Springs Road, [7th Floor](#)

[Office: 512.974.2260](#)

From: Thompson, Jeffrey - BC
Sent: Thursday, March 01, 2018 3:08 PM
To: Johns, Renee <Renee.Johns@austintexas.gov>; Olsen, Dillon <Dillon.Olsen@austintexas.gov>
Subject: 1401 E 3rd Street

Hi Dillon,

I'm looking into a case on behalf of a district 3 constituent. She is concerned that the house being built at 1401 E 3rd does not have a 5 foot side setback.

Looking at the plan (2017-043148 PR), it clearly shows that the house encroaches on the 5 foot set back line. Can you tell me if this is in fact an approved plan and if so can you please explain why?

Thank you so much for your time.

Jeff Thompson
District 3
Planning Commissioner

Office: [512-314-1830](#)

CASE # C15-2020-0020

From: Bryce Allison
To: [Ramirez, Elaine](#)
Subject: C15-2020-0020
Date: Friday, May 08, 2020 6:32:26 PM

*** External Email - Exercise Caution ***

Dear Elaine,

I just received notice in the mail about case C15-2020-0020.

1401 E 3rd St is requesting a variance on the interior setback from 5 to 2.77 feet. I own the property adjacent at 1403 E 3rd St.

I am **against** granting this variance. I have been extremely concerned about this as it puts the neighboring property way too close to my own and will devalue my property and privacy.

I am also concerned that the property appears to be a multi-tenant property when it is described and zoned as a single family residence. Can you shed any light on this?

I would like to have the opportunity to speak at the meeting on May 11.

Thank you,
Bryce Allison
512-522-2792

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

From: Amy Thompson
To: [Ramirez, Elaine](#)
Cc: [REDACTED]
Subject: BOA Case # C15-2020-0020 _ Resident Objection
Date: Monday, May 11, 2020 12:20:13 AM
Attachments: [Case Number C15-2020-0020 Public Comment Objection Thompson.pdf](#)
[1401 E 3RD ST Site Plan.pdf](#)

*** External Email - Exercise Caution ***

Dear Ms. Ramirez,

Attached please find my public comments and related documentation to support my STRONG OBJECTION to the request for set back incursion in BOA Case # C15-2020-0020 .

This case raises public safety as well as social equity concerns. As such, I appreciate the board's attention to neighbor input.

Should you have any questions or concerns, please do not hesitate to contact me.

Thank you,
Amy Thompson
512-659-7666
1402 E. 2nd St.
Austin, Texas 78702

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

Case Number: C15-2020-0020

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, May 11th, 2020

Public Comment Re: Case Number C15-2020-0020 (1401 East 3rd St.)

Submitted by: Amy Thompson, Adjacent Property owner at 1402 East 2nd St.; tel: 512-659-7666

Position: I **STRONGLY OBJECT** to the proposed variance (see comments below)

As an adjacent neighbor to this property I am opposed to the requested variance for set back requirements at this property for the following reasons:

- 1) **Health and Safety Concerns**
- 2) **Social Equity Concerns**

As the homeowner immediately to the south of this property, I have an immediate interest in **the Health and Safety Concerns** associated with new structure that is being built in violation of City codes designed to prevent the spread of house fires. As a resident, I first alerted the City to my concerns about this set back violation on January 20th, 2018, in a letter to my planning commission district representative, Jeff Thompson. At that point the foundation for the property had been staked out, but not poured. I sent Jeff a pictured of the clear violation of the minimum 5 foot setback and he in turn pulled the site plan and contacted City staff.



The site plan (attached) confirmed that the plan was approved in violation of the code, but no immediate justification was apparent. Once the foundation was poured in violation of the code, I sent another inquiry. The response by City staff to this inquiry was dismissive, despite the clear violation and

Case Number: C15-2020-0020

Contact: Elaine Ramirez, 512-974-2202

Public Hearing: Board of Adjustment, May 11th, 2020

threat to the health and safety of adjacent property owners. I understand Commission Thompson pursued the inquiry further, but I was never informed of the results, and have been frustrated and concerned by the situation ever since.

In 2017, an historic structure stood at this property. The property had been recommended for preservation by the City's survey of Historic East Austin and the neighborhood strongly supported its preservation. The developers seeking its demolition argued repeatedly that the building had to be demolished for health and safety reasons, based primarily on its grandfathered location within the 5' side setback. The developers argued strongly, and apparently convincingly, before the City Planning Commission that the health and safety of the neighboring properties was of greater community importance than the structure's value as a contributing structure to the disappearing history of East Austin's minority/ working class communities. For the planning department to turn a blind eye to the set-back violation included in the new site plans within months of the much loved historic structure's destruction, was a slap in the face to neighboring property owners and the community as a whole. It reflects a callous preference for the promotion of development and support of commercial developers in East Austin neighborhoods regardless of the impact on residential property owner's needs and shared community values. Supporting developer's profit margins simply can not be valued above the health and safety of residents, let alone the preservation of communal goods. City staff's support of this set-back violation raises **Social Equity Issues**, and should not be allowed to continue.

Any financial impact that this will have on the property's current owner, however regrettable, cannot take precedence over public safety. Moreover, it cannot be prioritized without calling attention to the historic inequities in the application of City's planning code.

It is unlikely that the current developers acquired this property without understanding the setback violation in place and its potential financial impact to completing construction on the site. However, even if that is the case, and that it is somehow staff's fault that the site plan erroneously approved the site plan violation – that is no reason to allow an exception. The City planning department often changes its interpretation and support of site plans during the construction process and very often resulting in significant expense to residential property owners. I have personally suffered a significant comparably financial hardship and know of other residents in the neighborhood who have as well. Yet, while I know of no case in which financial hardship was successfully argued to facilitate approval of a requested variance for a residential property in our neighborhood – I can site several incidents in which financial hardship was explicitly discussed and considered in the weighing of the impact of a request made by developers. This bias in the application of city code is an equality issue. The physical safety and financial security of individuals and families should not be weighed less than the profit margin of commercial investors.

Please feel free to contact me for further information or documentation if needed.

Thank you for your attention to this case.

Amy Thompson

1-5/22

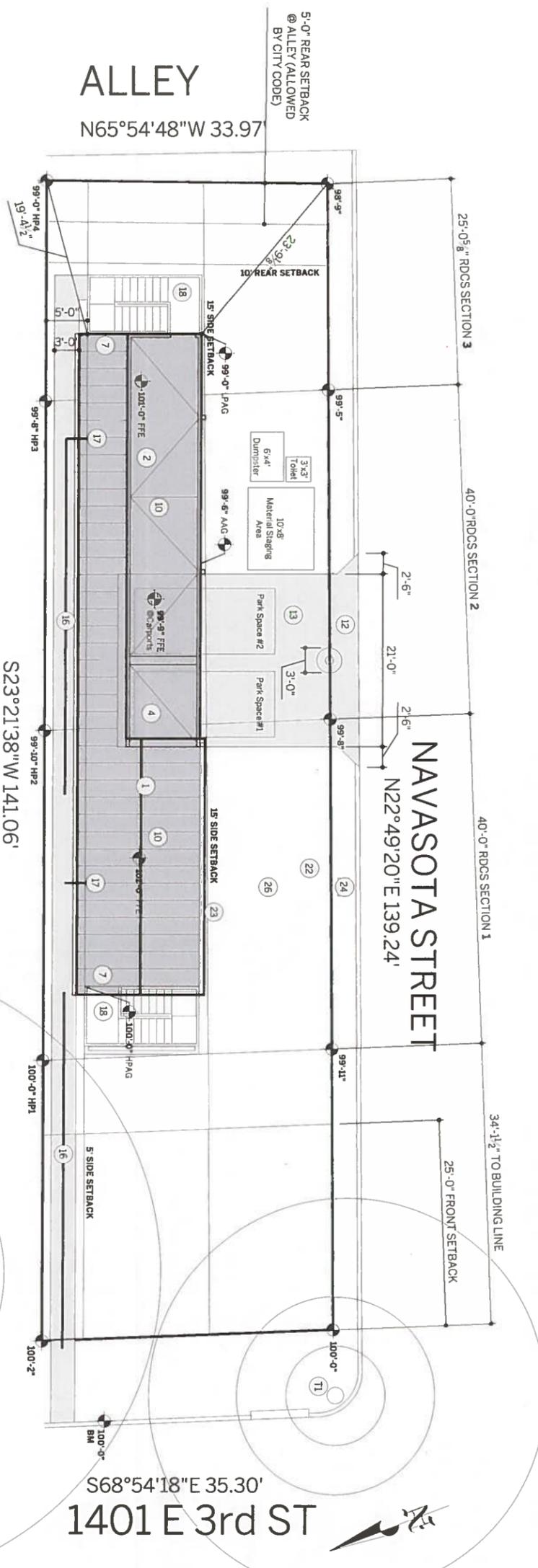
REVIEWED

NOV 13 2017

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

All structures must maintain
7'6" clearance from AE energized
distribution power lines. Enforced
by AE and NESC codes-this review
DOES NOT include transmission
power lines.

AE APPROVED
NOV 12 2017
314-230
JGM

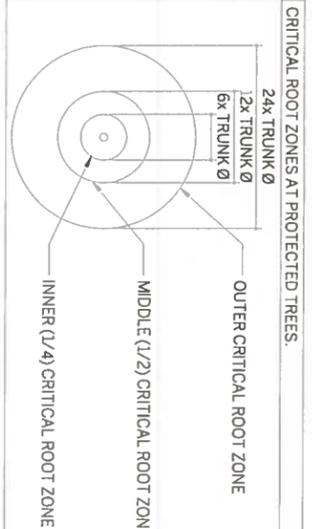


CITY OF AUSTIN
APPROVED FOR PERMIT
J. Rodney Gonzales
Development Services Department
By Date 12-7-17
The granting of a permit for, or approval of, these plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the current adopted building code or any other ordinance of the City of Austin.

REFER TO SHEET A001 FOR PROJECT INFORMATION AND AREA CALCULATIONS

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)

01	New primary residence.	17	New step-free entry into residence. Maximum vertical rise 1/2".
02	New accessory residence.	18	New pre-fabricated steel staircase.
03	New attached garage.	19	New concrete patio, uncovered.
04	New detached garage.	20	New wood deck, uncovered or habitable space above.
05	New detached carport.	21	New decomposed granite patio, uncovered.
06	New detached carport.	22	Existing overhead electric service.
07	New covered porch w/ deck or habitable space above.	23	New electrical meter(s) for primary residence and secondary residence or additional unit, as applicable.
08	New covered porch w/ deck or habitable space above.	24	Location of new water supply and waste water line to primary residence.
09	New uncovered roof deck.	25	Location(s) of new water meter(s), as applicable.
10	New uncovered roof deck.	26	Location of new water supply and waste water line to secondary residence or additional unit, as applicable.
11	New spiral stair to roof deck.	27	Location of new water supply to secondary residence or additional unit, as applicable.
12	New Type I driveway approach per City of Austin standards.		
13	New concrete driveway.		
14	New conc. driveway ribbon.		
15	New sidewalk in right-of-way per City of Austin standards.		
16	New visitable route from public way to residence.		
17	New visitable route from public way to residence.		
18	Minimum width 3'-0" Maximum cross-slope 1.50%		
19	REFER TO SHEET A001 FOR CONTINUATION OF ROUTE TO INTERIOR OF UNIT.		



LIST OF PROTECTED TREES.

#	TRUNK Ø	SPECIES
T1	24"	GEDAR ELM
T2	38"	PECAN

DISCLAIMERS.

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SEAL OF ARCHITECT.

ISSUE DATE: 02 Nov 2017.

GRAPHIC SCALE (in feet): 0 1 2 4 8 16

SEAL OF MUNICIPAL APPROVAL.

CITY OF AUSTIN

OCHONA
Development Architecture

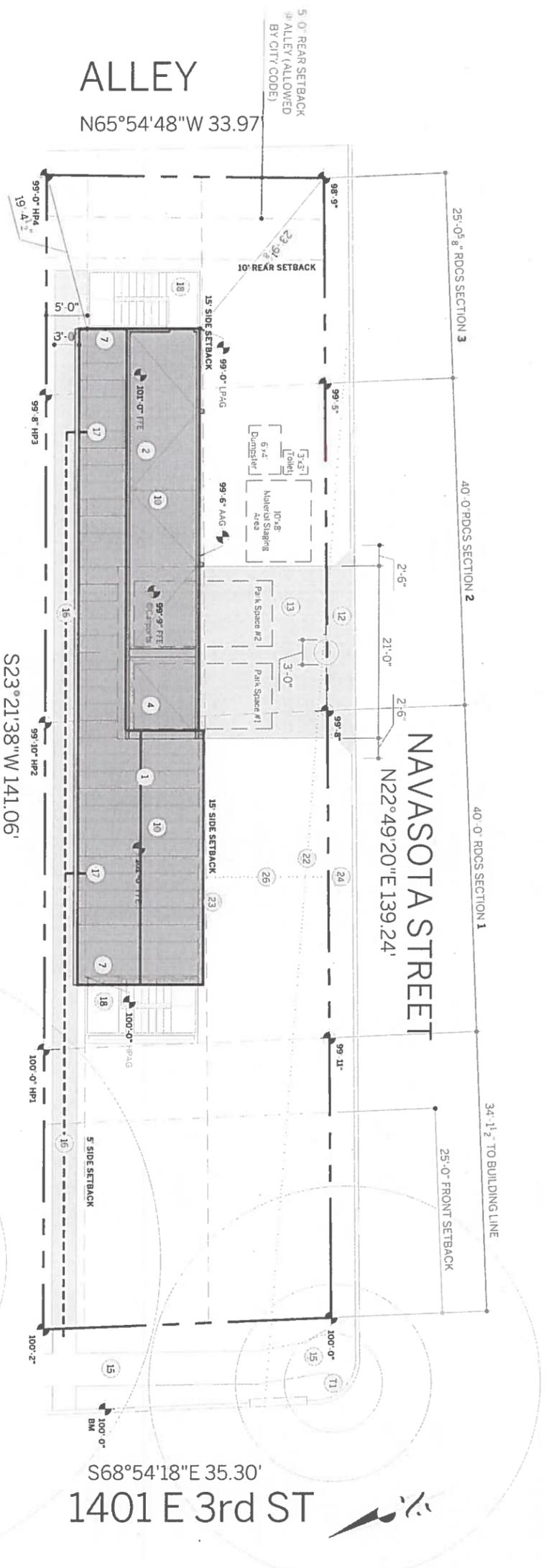
SINGLE-FAMILY RESIDENCE W/ ACCESSORY APT AT 1401 E 3RD ST AUSTIN, TEXAS 78702

ISSUE DATE: 02 Nov 2017
SHEET TYPE: Site Plan.

A000

1 Site Plan
Scale 1/16" = 1'-0" @ 1x17
Scale 1/8" = 1'-0" @ 24x36

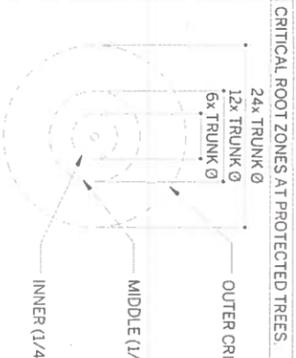
REVIEWED FOR CODE COMPLIANCE



REFER TO SHEET A001 FOR PROJECT INFORMATION AND AREA CALCULATIONS

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)

01	New primary residence.
02	New accessory residence.
03	New attached Garage.
04	New attached carport.
05	New detached garage.
06	New detached carport.
07	New covered porch w/ deck or habitable space above.
08	New covered porch w/o deck or habitable space above.
09	New uncovered deck.
10	New uncovered roof deck.
11	New spiral stair to roof deck.
12	New type I driveway approach per City of Austin standards.
13	New concrete driveway.
14	New conc. driveway ribbon.
15	Existing sidewalk in right-of-way.
16	New visible route from public way to residence.
17	Minimum cross-slope 1.50
18	REFER TO SHEET A01 FOR CONTINUATION OF ROUTE TO INTERIOR OF UNIT.
19	New step-free entry into residence. Maximum vertical rise 1/2".
20	New pre-fabricated steel staircase.
21	New concrete patio, uncovered.
22	New wood deck, uncovered patio, uncovered.
23	New decomposed granite service.
24	Existing overhead electric service.
25	New electrical meters for primary residence and additional unit, as applicable.
26	Location of new water supply and waste water line to primary residence.
27	Location of new water supply to secondary residence or additional unit, as applicable.



LIST OF PROTECTED TREES.

#	TRUNK Ø	SPECIES
T1	24"	CEDAR ELM
T2	38"	PECAN

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SEAL OF ARCHITECT

ISSUE DATE: 02 Nov 2017

GRAPHIC SCALE (1"=16')

SEAL OF MUNICIPAL APPROVAL

CITY OF AUSTIN
REVIEWED FOR CODE COMPLIANCE

1 Site Plan
Scale 1/16" = 1'-0" @ 11x17
Scale 1/8" = 1'-0" @ 24x36

OCHONA
SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE: 02 Nov 2017
SHEET TYPE: Site Plan.

A000

THIS SET CONSISTS OF THE FOLLOWING SHEETS:

G001 Cover Sheet	A100 Site Plan	A201 Elevations, Bldg 1	A301 Sections	S101 Foundation Plans				
G002 General Notes	A101 Floor Plans, Level 01	A202 Elevations, Bldg 1	A401 Interior Elevations	S102 Floor Framing Plans				
G003 Specifications	A102 Floor Plans, Level 02	A203 Elevations, Bldg 1	A402 Interior Elevations	S103 Roof Framing Plans				
G004 Standard Details	A103 Floor Plans, Level 03	A204 Elevations, Bldg 1	A403 Interior Elevations	S104 Wall Bracing Plans				
G005 Standard Details	A104 Roof Plans	A205 Elevations, Bldg 2		S201 Foundation Details				
G006 Door Schedules	A105 MEP Plans, Level 01	A206 Elevations, Bldg 2		S202 Framing Details				
G007 Window Schedules	A106 MEP Plans, Level 02	A207 Elevations, Bldg 2						
	A107 MEP Plans, Level 03	A208 Elevations, Bldg 2						

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SEAL OF ARCHITECT.



ISSUE DATE 02 Nov 2017.

SEAL OF MUNICIPAL APPROVAL.

CITY OF AUSTIN
REVIEWED FOR CODE COMPLIANCE

OCHONA
Development & Architecture

SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE 02 Nov 2017.
SHEET TYPE Cover Sheet.

G001

SPECIFICATIONS (CONFIRM WITH OWNER PRIOR TO INSTALLATION).

Element	Material
Foundation	Slab-on-grade, engineered by others
Framing, walls	2x4 / 2x6 wood studs, Southern Yellow Pine #2 or better
Framing, floors	Pre-fabricated roof trusses, engineered by others
Framing, roofs	Pre-fabricated roof trusses, engineered by others
Sheathing, walls	7/16" minimum oriented-strand-board
Decking, floors	1-1/8" oriented-strand-board, mechanically fastened and adhered
Roofing, roof	3/4" minimum oriented-strand-board
Water-resistive barrier	Fortibar Hydro-Tex water-resistive barrier
Insulation	Fiberglass batt insulation, R19 at walls, R38 at roofs
Stiffing	Cement-board plank siding + stucco, REF: ELEVATIONS
Trim, exterior	Real Trim or similar, nominal 1x4 size, S4S (smooth four sides)
Roofing	Standing-seam metal roofing on ice+water shield + walkable PVC
Windows	Vinyl, Andersen 100 series or better, BLACK
Doors, exterior	Vinyl or fiberglass, tempered as req'd, Andersen or better
Flooring, general	Engineered wood flooring (OR OWNER SELECTION)
Flooring, baths	Ceramic "penny" mosaic tile, black grout (OR OWNER SELECTION)
Flooring, kitchens	Engineered wood flooring (OR OWNER SELECTION)
Flooring, utility	Porcelain tile, 12" x 12" (OR OWNER SELECTION)
Drywall, walls, general	1/2" gypsum board
Drywall, walls, wet areas	Cementitious backer board OR glass-mat-faced gypsum board
Drywall, ceilings	5/8" gypsum board
Tile, baths + kitchens	Subway tile, 3" x 6", white, stack bond
Trim, baseboards	1x4 wood, flat profile, painted, NO QUARTER-ROUND
Trim, casings	1x4 wood, flat profile, painted
Doors, interior	Solid-core wood doors (NO PANELING), painted
Door hardware, exterior	Schlage Century One keyed handleset w/ Latitude lever
Door hardware, interior	Schlage Plymouth Style privacy/passage sets, Latitude levers
Cabinetry	Paint-grade MDF or wood cabinetry, full-flush overlay (NO EXPOSED FACE FRAMES), European-style hinges, flat-panel doors (no stile-and-rail paneling)
Countertops	Solid-surface countertops, white (OWNER SELECTION)

APPLIANCE SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

Appliance	Specification
Refrigerator+freezer	GE Cafe series Energy Star 22.1 cu.ft. counter-depth French-door refrigerator, stainless-steel, model no. CYE22TSHSS
Range	GE Cafe series 30" free-standing range with storage drawer, stainless steel, model no. QGS975SEEDSS
Microwave+vent hood	GE Cafe series 1.7 cu.ft. convection over-the-range microwave oven, stainless steel, model no. CVM1790SSSS
Dishwasher	GE Cafe series stainless interior built-in dishwasher with hidden controls, model no. CDT765SSFRSS
Washer	GE Energy Star front-load washer, model no. GFWH1200HWW
Dryer	GE front-load electric dryer, model no. GFDN120EDWW, stacked
Disposal	Waste King Legend Series 1 HP disposal, model no. 8000TC

PLUMBING SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

Fixture	Specification
Kitchen sink	Kohler Vault undermount sink, single-hole, model no. K-3839-1
Kitchen faucet	Kohler Sensate electronic pull-down kitchen sink faucet K-72218
Bathroom sink	Kohler VerityJ undermount bathroom sink K-2883
Bathroom faucet	Kohler Purist widespread faucet K-14406-3, cross handles
Bath tub	Kohler Villager bath K-715 (left drain) or K-716 (right drain)
Bath+shower head+faucet	Kohler Purist bath+shower valve trim with cross handles and 90° spout, model no. K-T14421-3E, with Rite-Temp valve with diverter and stops, model no. K-11748-KS
Toilet	Kohler Persuade dual-flush toilet, model no. K-3654 w/ Brevia elongated toilet seat, model no. K-4774

ELECTRICAL SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

Fixture	Specification
Ceiling fan w/ light kit	Fanitation Involution two-bladed ceiling fan, satin nickel, FP4520SN with satin-nickel blades, B4500SN, and light kit, LK4520SN
Ceiling fan, wet locations	Fanitation Zomx ceiling fan, satin nickel, FP4640SN
Recessed ceiling light	Lighting Inc. one-light ceiling mount, item # 335157, E26 LED lamp
Recessed ceiling light trim	Lighting Inc. air-light IC, item # 605638, E26 LED lamp
Pendant light, large	Lighting Inc. 6" pro-optic LED trim, item # 725403, white, E26 LED lamp
Pendant light, small	Lighting Inc. one-light LED pendant, item # 754421, G4 LED lamp
Exterior light	Lighting Inc. one-light LED pendant, item # 539505, E26 LED lamp
Vanity light	Lighting Inc. one-light outdoor fixture, item # 336638, E26 LED lamp
	Lighting Inc. two-light vanity fixture, item # 300295, E26 LED lamp

MECHANICAL SCHEDULE (CONFIRM WITH OWNER PRIOR TO PURCHASE).

Fixture	Specification
HVAC system	Trane gas furnace with 90% makeup air
Exhaust fan	Broan model 694 exhaust fan

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ISSUE DATE 02 Nov 2017.

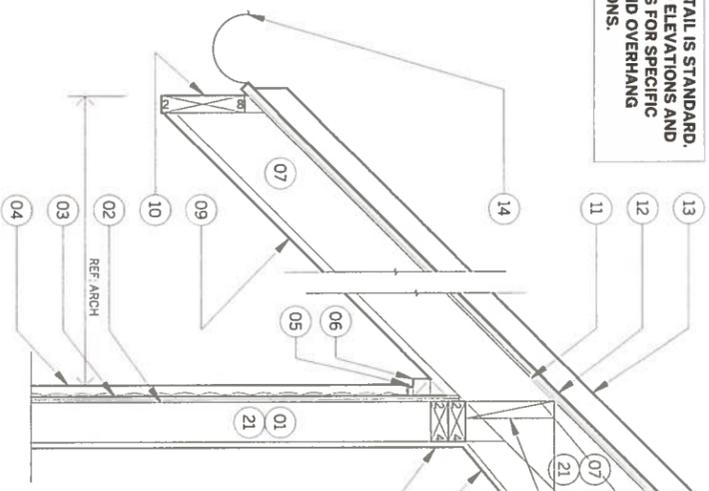
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City of Austin

OCHONA
Registered Architect

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AUSTIN, TEXAS 78702

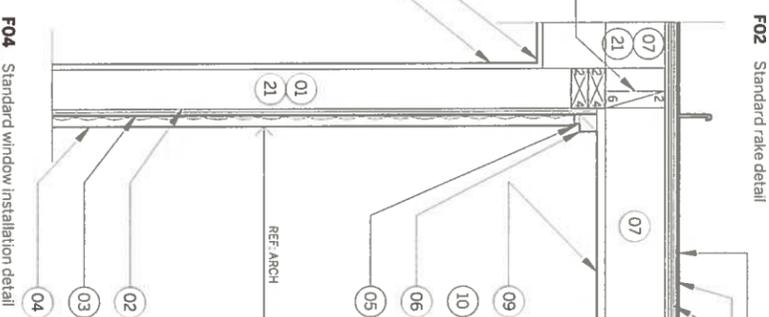
ISSUE DATE 02 Nov 2017.
SHEET TYPE Specifications.

G003

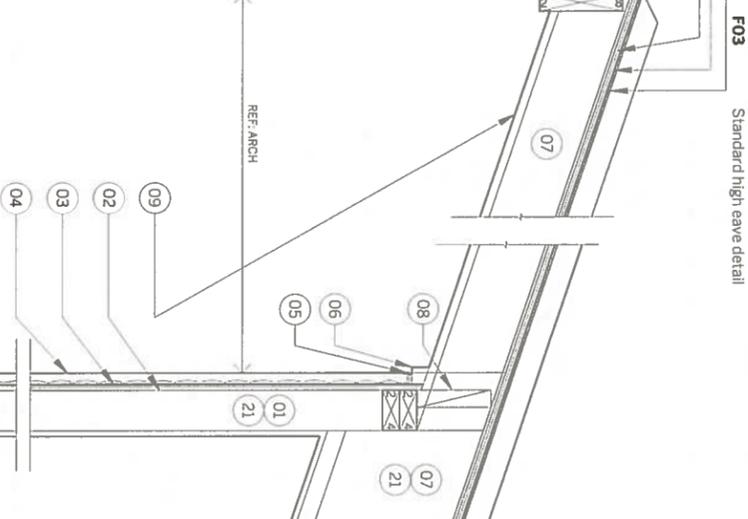


NOTE: DETAIL IS STANDARD. REFER TO ELEVATIONS AND SECTIONS FOR SPECIFIC SLOPE AND OVERHANG DIMENSIONS.

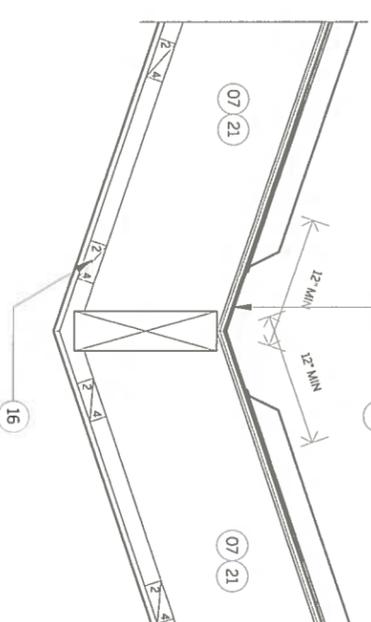
F02 Standard rake detail



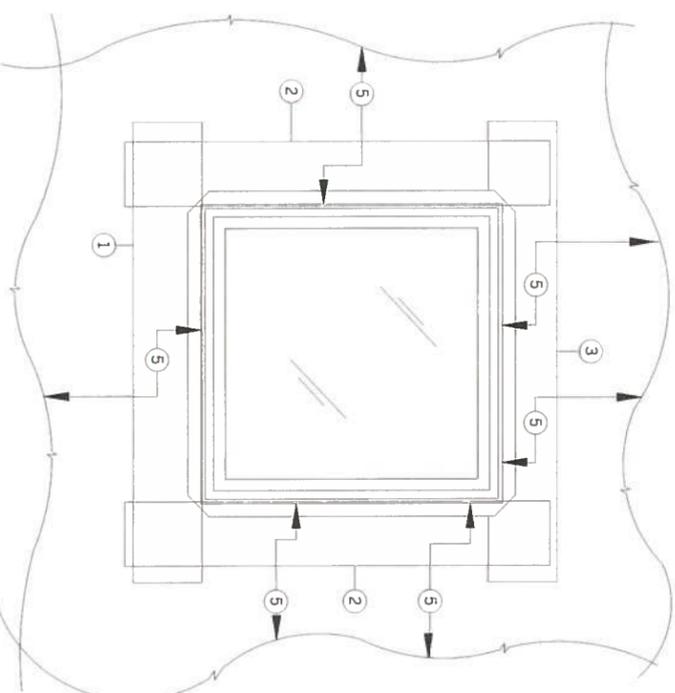
F03 Standard high eave detail



F06 Standard inverse-gable valley detail

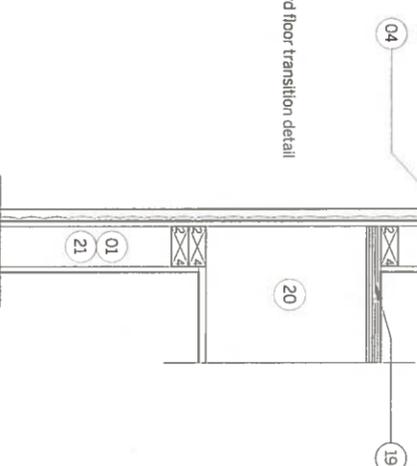


F04 Standard window installation detail



- ORDER OF INSTALLATION
- 1 Sill flashing, wrap into opening
 - 2 Jamb flashing, wrap into opening
 - 3 Head flashing, wrap into opening
 - 4 Window
 - 5 Building wrap

F05 Standard floor transition detail



01	Wall framing, 2x4 (2x6 similar, REFER TO PLANS FOR PLACEMENT)	10	Fascia, 2x8 material (REFER TO SPECIFICATIONS)	21	Insulation (REFER TO SPECIFICATIONS)
02	Wall sheathing, 1/2" OSB, attached per S2	11	Roof decking (REFER TO SPECIFICATIONS AND ENGINEERING DRAWINGS)		
03	Building wrap	12	Ice-and-water shield		
04	Exterior cladding, stucco (siding similar, REFER TO ELEVATIONS FOR PLACEMENT)	13	Standing-seam metal roof (composition shingle similar)		
05	Sealant as required	14	Metal gutter		
06	Wood blocking at eave+wall junction	15	Metal drip edge		
07	Wood rafter (trusses similar, REFER TO ENGINEERING PLANS FOR PLACEMENT)	16	Wood furring		
08	Wood shear blocking between rafters or trusses	17	Gypsum board at ceiling, 5/8" thick		
09	Ventilated soffit board (unless roof cavity is sprayed with foam insulation)	18	Valley flashing, atop ice-and-water shield, with ice-and-water shield wrapped atop valley flashing		
		19	Floor decking, 1-1/4" thick		
		20	Truss or floor joist		

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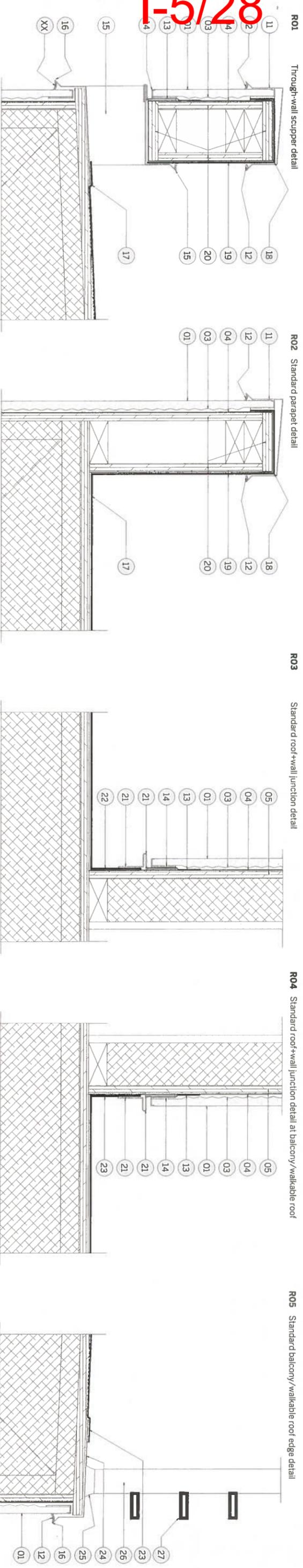
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SHEET TYPE Standard Details.

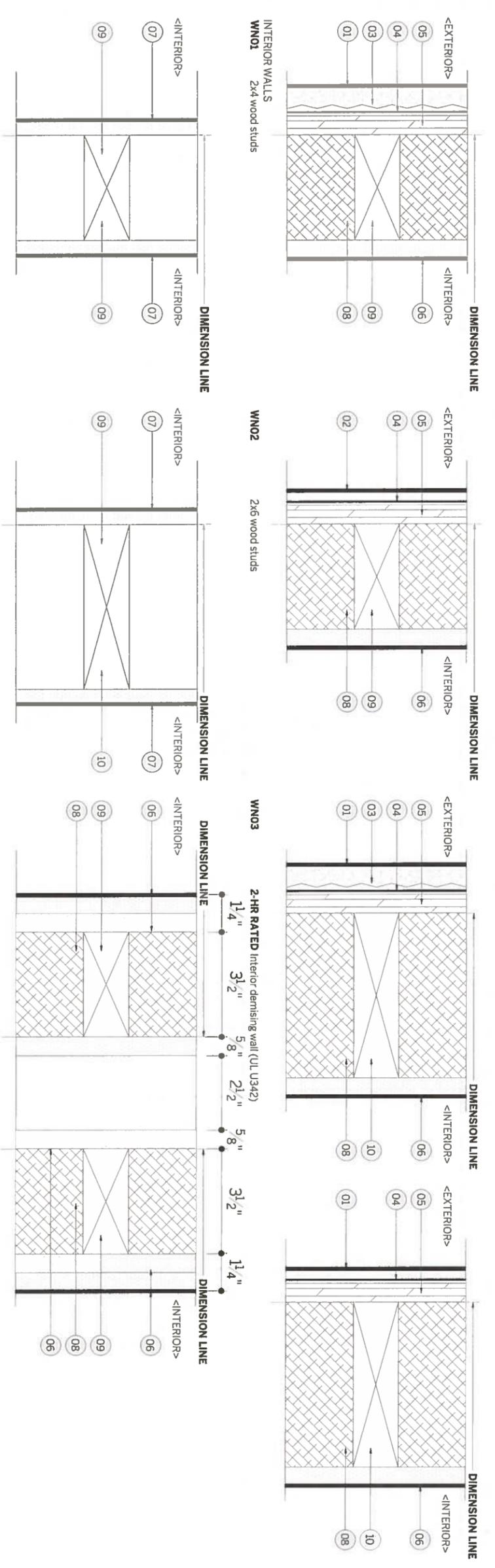
G004

STANDARD ROOF DETAILS (WOOD-FRAMED CONSTRUCTION).
 Scale 1-1/2" = 1'-0" @ 11x17 / Scale 3" = 1'-0" @ 24x36.

1-5/28



STANDARD PARTITION TYPES (WOOD-FRAMED CONSTRUCTION).
 Scale 3" = 1'-0" @ 11x17 / Scale 6" = 1'-0".



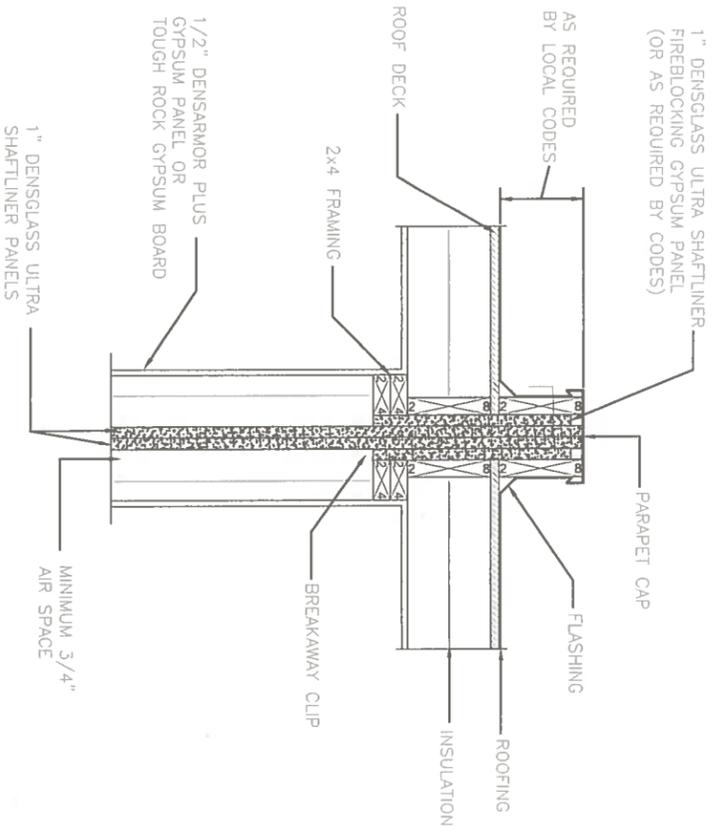
- KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).**
- 01 3-coat stucco with elastomeric 3rd coat.
 - 02 Cement-board siding, 6" horizontal exposure.
 - 03 Metal lath.
 - 04 Water-resistant barrier.
 - 05 Exterior sheathing.
 - 06 5/8" type-X gypsum board.
 - 07 1/2" gypsum board.
 - 08 Spray-foam insulation.
 - 09 2x4 wood stud.
 - 10 2x6 wood stud.
 - 11 Galvanized metal coping.
 - 12 Silicone sealant, tooled for drainage.
 - 13 Self-adhered membrane flashing.
 - 14 Weep screed.
 - 15 Galvanized metal through-wall scupper enclosure.
 - 16 Drip edge.
 - 17 60mil PVC roofing.
 - 18 PVC roofing to run over top of parapet.
 - 19 PVC roofing to run up side of parapet.
 - 20 OSB on all sides of parapet.
 - 21 Galvanized metal flashing + counterflashing.
 - 22 PVC roofing to run up wall underneath flashing + counterflashing.
 - 23 Walkable PVC roofing.
 - 24 Galvanized metal slip plate with drip edge.
 - 25 Urethane sealant at junction of railing and slip plate.
 - 26 Galvanized 2" x 2" metal railing post.
 - 27 Galvanized 1/2" x 2" steel bar railing, horizontal.

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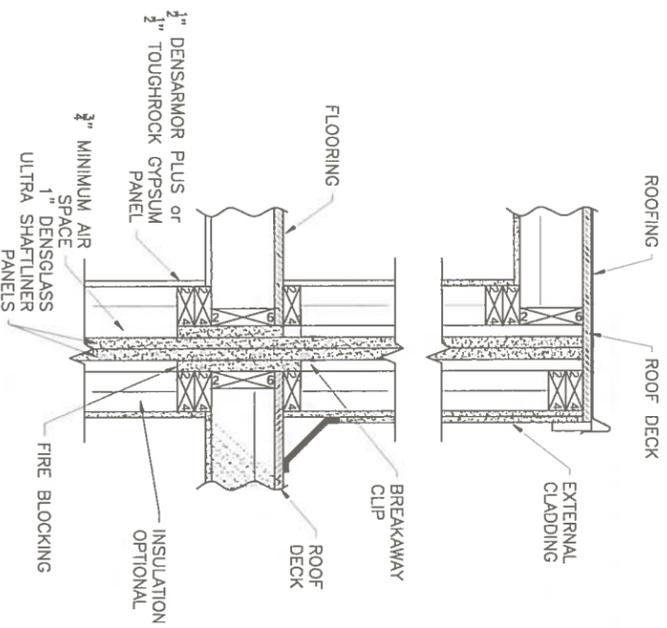
SEAL OF ARCHITECT.
 WILLIAM LAWRENCE HODGE
 REGISTERED ARCHITECT
 STATE OF TEXAS
 19074
 02 Nov 2017

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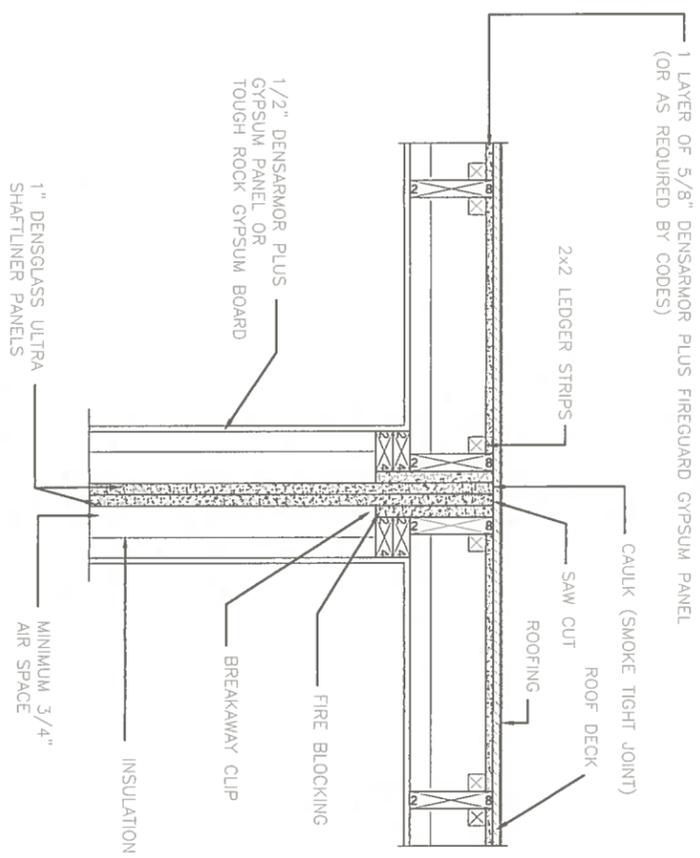
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 SHEET TYPE Standard Details.
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G005



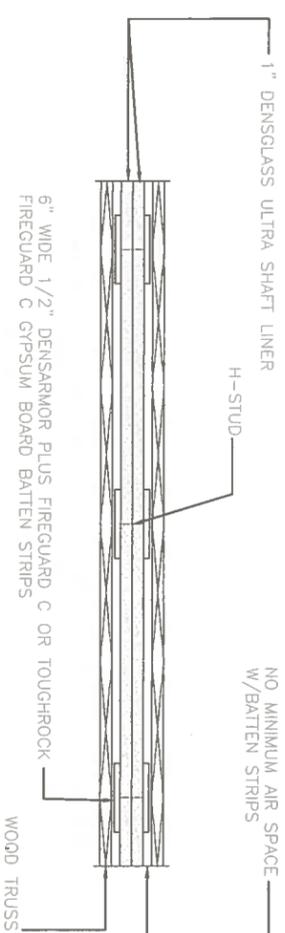
TYPICAL ROOF PARAPET DETAIL



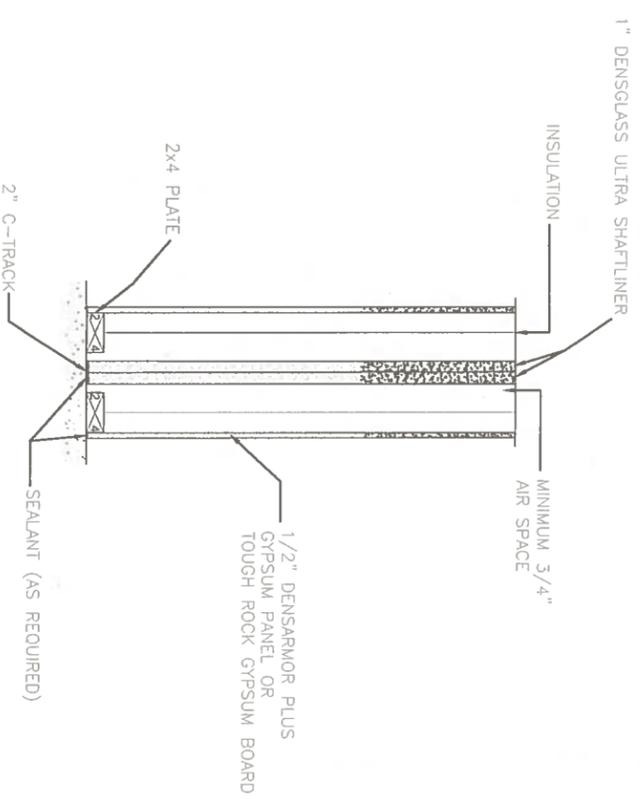
TYPICAL OFFSET ROOF/WALL DETAIL



TYPICAL ROOF JUNCTION DETAIL



*ONLY APPLIES IF SOLID WALL IS ACCESSIBLE. IF NOT ACCESSIBLE, THE 1/2" TYPE C STRIPS ARE NOT REQUIRED.
***ATTIC DETAIL-ADJACENT TO TRUSSES**



TYPICAL FOUNDATION DETAIL

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)

01	Wall framing 2x4 (2x6 similar; REFER TO PLANS FOR PLACEMENT)	10	Fascia, 2x8 material (REFER TO SPECIFICATIONS)	21	Insulation (REFER TO SPECIFICATIONS)
02	Wall sheathing 1/2" OSB, attached per S2	11	Roof decking (REFER TO SPECIFICATIONS AND ENGINEERING DRAWINGS)		
03	Building wrap	12	Ice-and-water shield		
04	Exterior cladding, stucco (siding similar; REFER TO ELEVATIONS FOR PLACEMENT)	13	Standing-seam metal roof (composition shingle similar)		
05	Sealant as required	14	Metal gutter		
06	Wood blocking at eave+wall junction	15	Metal drip edge		
07	Wood rafter (trusses similar; REFER TO ENGINEERING PLANS FOR PLACEMENT)	16	Wood furring		
08	Wood shear blocking between rafters or trusses per IRC and engineering drawings	17	Gypsum board at ceiling, 5/8" thick		
09	Ventilated soft board (unless roof cavity is sprayed with foam insulation)	18	Valley flashing, atop ice-and-water shield, with ice-and-water shield wrapped atop valley flashing		
		19	Floor decking, 1-1/4" thick		
		20	Truss or floor joist		

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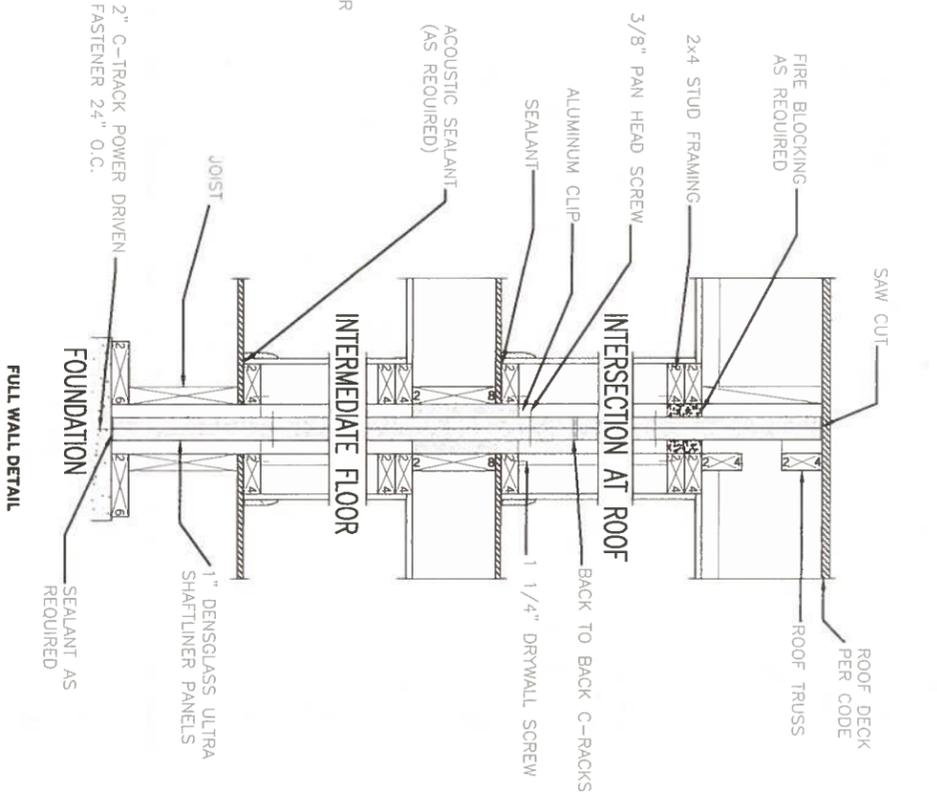
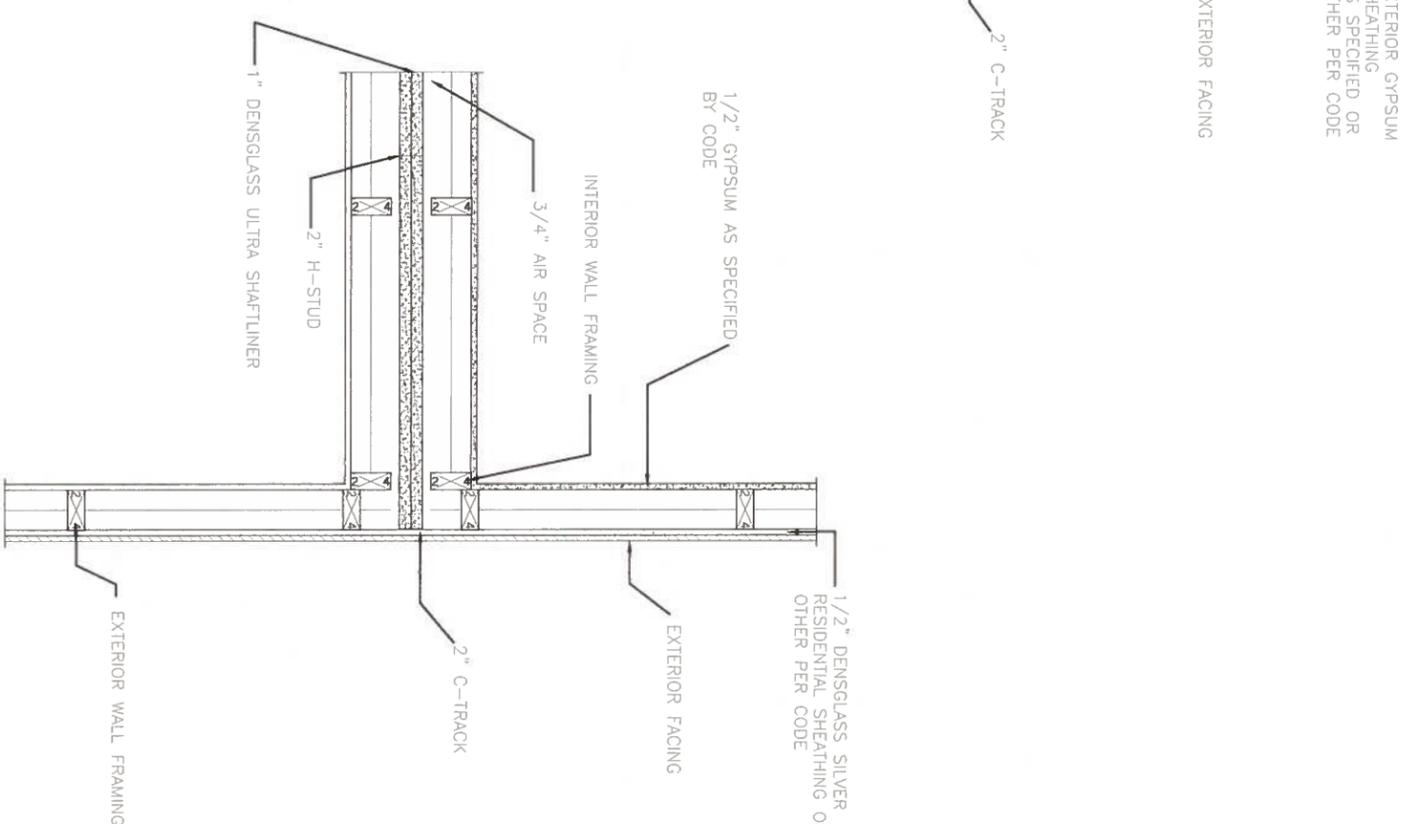
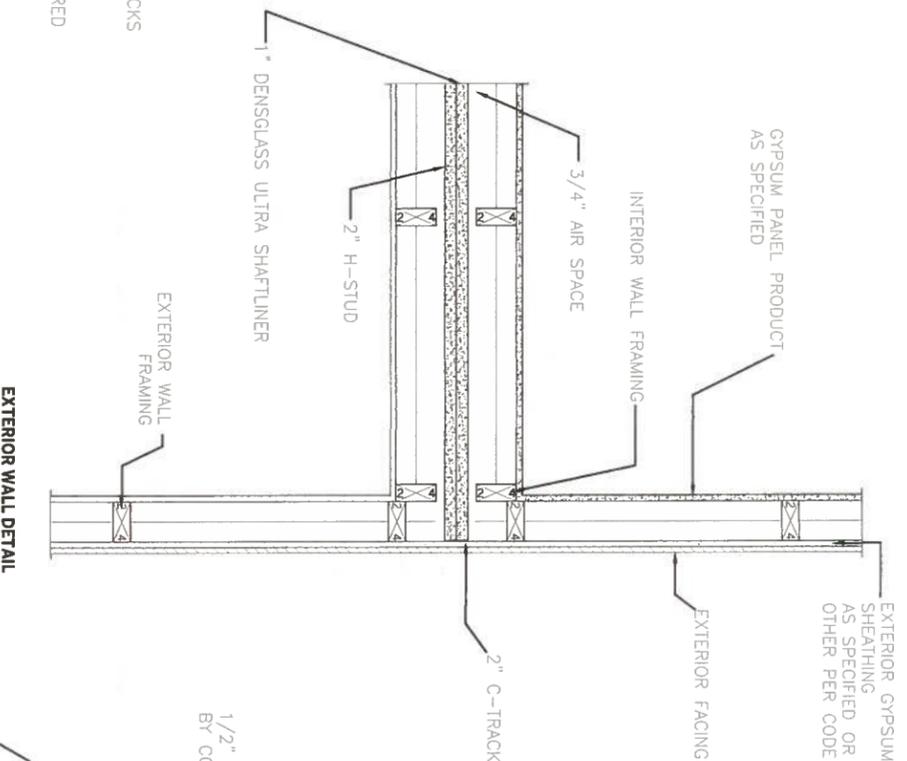
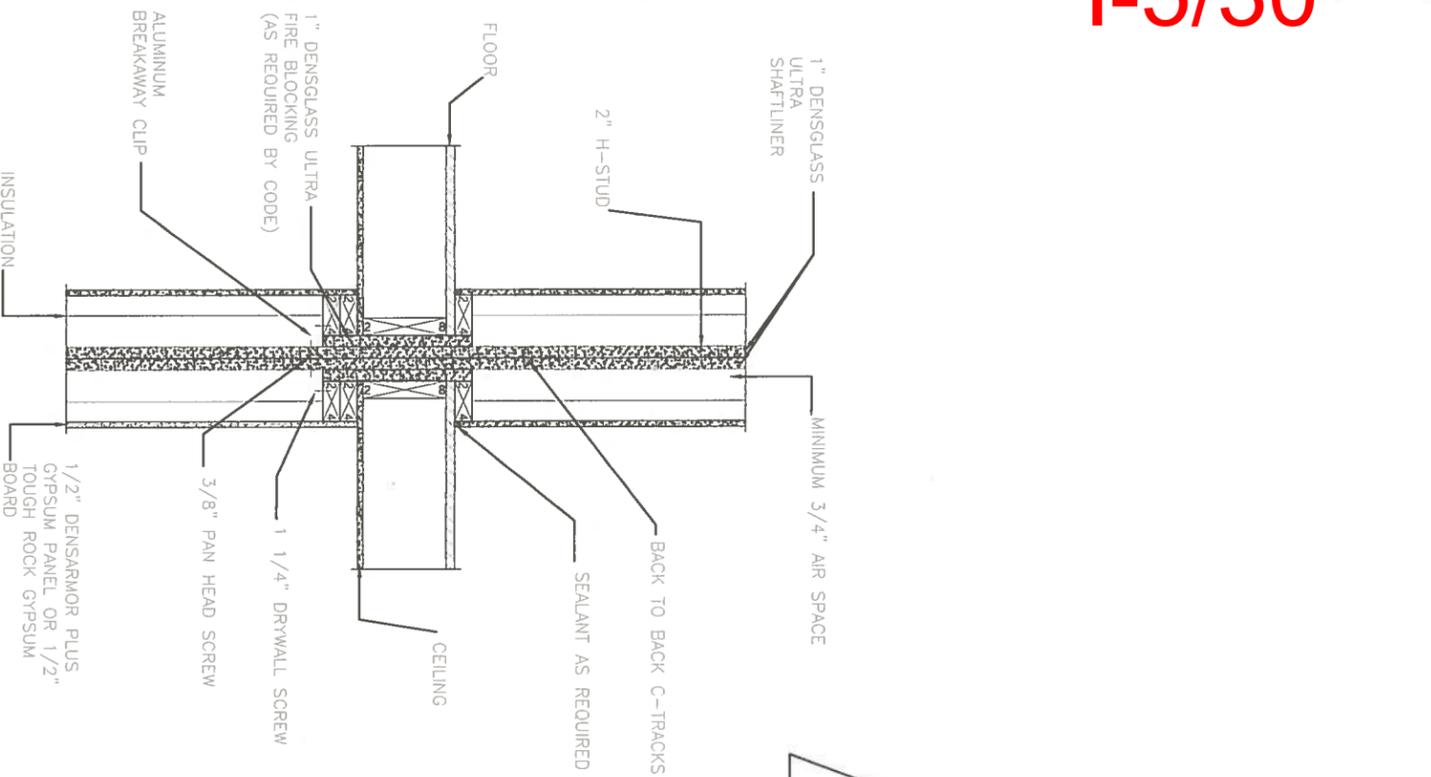
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SHEET TYPE **Standard Details.**

G006



INTERMEDIATE FLOOR DETAIL

EXTERIOR WALL DETAIL

EXTERIOR WALL DETAIL

FULL WALL DETAIL

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).

01	Wall framing 2x4 (2x6 similar. REFER TO PLANS FOR PLACEMENT)	10	Fascia, 2x8 material (REFER TO SPECIFICATIONS)
02	Wall sheathing, 1/2" OSB, attached per S2	11	Roof decking (REFER TO SPECIFICATIONS AND ENGINEERING DRAWINGS)
03	Building wrap	12	Ice-and-water shield
04	Exterior cladding, stucco (siding similar. REFER TO ELEVATIONS FOR PLACEMENT)	13	Standing-seam metal roof (composition shingle similar)
05	Sealant as required	14	Metal gutter
06	Wood blocking at eave+wall junction	15	Metal drip edge
07	Wood rafter (trusses similar. REFER TO ENGINEERING PLANS FOR PLACEMENT)	16	Wood furring
08	Wood shear blocking between rafters or trusses per IRC and engineering drawings	17	Gypsum board at ceiling, 5/8" thick
09	Ventilated soffit board (unless roof cavity is sprayed with foam insulation)	18	Valley flashing, atop ice-and-water shield, with floor decking, 1-1/4" thick
		19	Truss or floor joist
		20	
		21	Insulation (REFER TO SPECIFICATIONS)

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ISSUE DATE 02 Nov 2017.
 SHEET TYPE Standard Details.
G007

SWINGING ENTRY DOORS.	SWINGING PATIO DOORS.	EXTERIOR SLIDING DOORS.	INTERIOR SWINGING DOORS.	INTERIOR POCKET DOORS.	INTERIOR BYPASS DOORS.
EN(2)3696 EN(2)3680	PA(2)3696 PA(2)3680	SL(2)3696 SL(2)3680 SL(3)3696 SL(4)3696 SL(3)3680 SL(4)3680	SD1880 SD2480 SD2880 SD3280 SD3696 SD(2)1880 SD(2)2480 SD(2)3280 SD(2)3680	SD1896 SD2496 SD2896 SD3296 SD3696 SD(2)1896 SD(2)2496 SD(2)3296 SD(2)3696	BP(2)2480 BP(2)3680 BP(2)2496 BP(2)3696
GA9680 GA21680 GA9696 GA21696					
			BD2496 BD2480 BD3696 BD3680 BD(2)2496 BD(2)2480 BD(2)3296 BD(2)3696 BD(2)3680		

GENERAL NOTES REGARDING DOORS AND WINDOWS.

01 This is a STANDARD schedule and not all doors and windows indicated above may be utilized in this specific project. Head heights given are to be measured to the top of the window and/or door unit. Unit widths and heights are nominal and general. Individual manufacturers may have standard unit sizes that differ from the unit sizes given above.

02 Head heights given are to be measured to the top of the window and/or door unit. Unit widths and heights are nominal and general. Individual manufacturers may have standard unit sizes that differ from the unit sizes given above.

03 Unit widths and heights are nominal and general. Individual manufacturers may have standard unit sizes that differ from the unit sizes given above.

04 Individual manufacturers may have standard unit sizes that differ from the unit sizes given above.

05 When the Owner's chosen manufacturer has standard unit sizes that differ from the unit sizes given above, it is the sole responsibility of the Owner and the General Contractor to coordinate egress and tempering requirements such that the built work complies with the intent of this document.

06 Individual manufacturers have standard rough-opening requirements that differ from manufacturer to manufacturer. It is the sole responsibility of the General Contractor to coordinate rough openings for windows and/or doors with the requirements of the Owner's chosen window and/or door manufacturers.

07 All individual windows within MIXED WINDOW UNITS shall be TIGHT-MULLED in the FACTORY. NO MULLING ON-SITE.

DOOR DESIGNATION LEGEND.

DOOR TYPE:
 EN Entry door
 PA Patio door
 SL Exterior sliding door
 SD Swinging door
 BP Bypass door
 PD Pocket door
 BD Barn door

NUMBER OF LEAVES (if more than one leaf) **XX(X)XXXX**

WIDTH OF DOOR LEAF (NOMINAL) (in INCHES) E.G.: 30 = 30 inches

HEIGHT OF DOOR LEAF (NOMINAL) (in INCHES) E.G.: 80 = 80 inches

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ISSUE DATE: 02 Nov 2017

GRAPHIC SCALE (in feet): 0 1 2 4 8

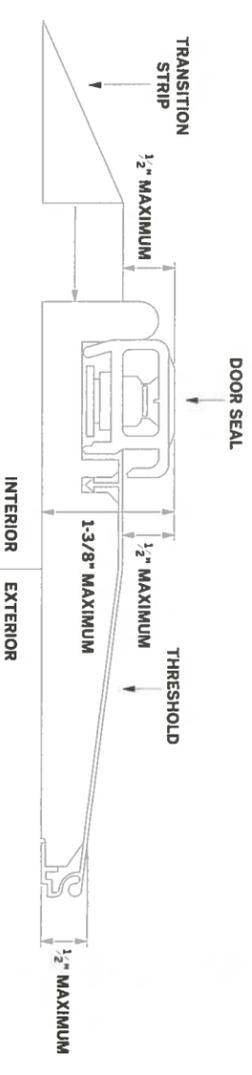
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ISSUE DATE: 02 Nov 2017
 SHEET TYPE: Door Schedules.

G008

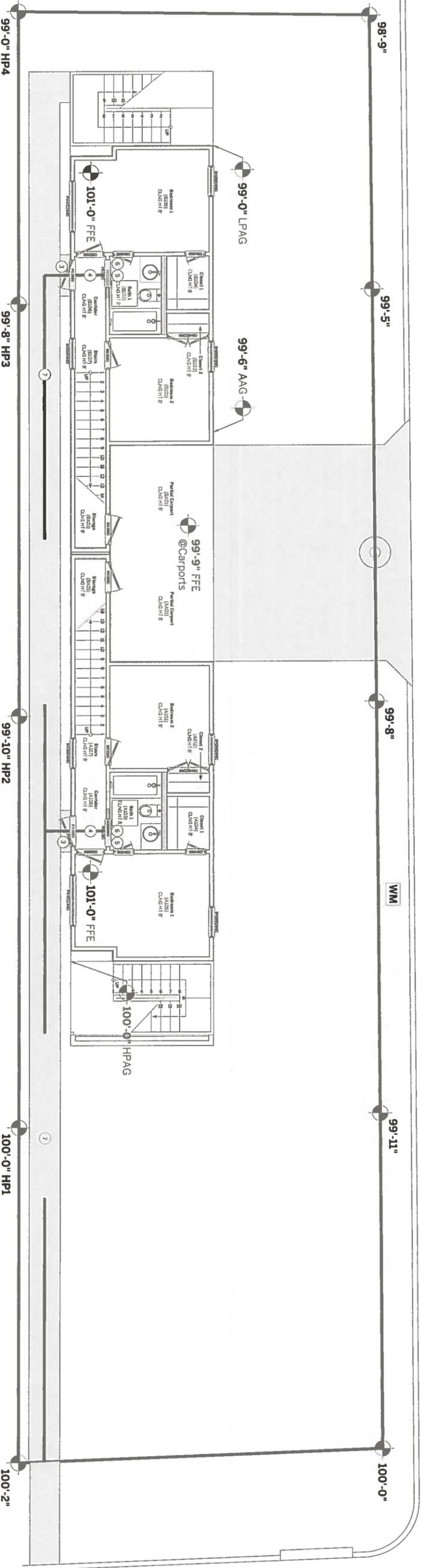
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NAVASOTA STREET



THRESHOLD DETAIL
 N.T.S
 REFER TO CODE INTERPRETATION
 C12013-0002 FOR ADDITIONAL INFORMATION.

1401 E 3rd ST



1 Visability Plan

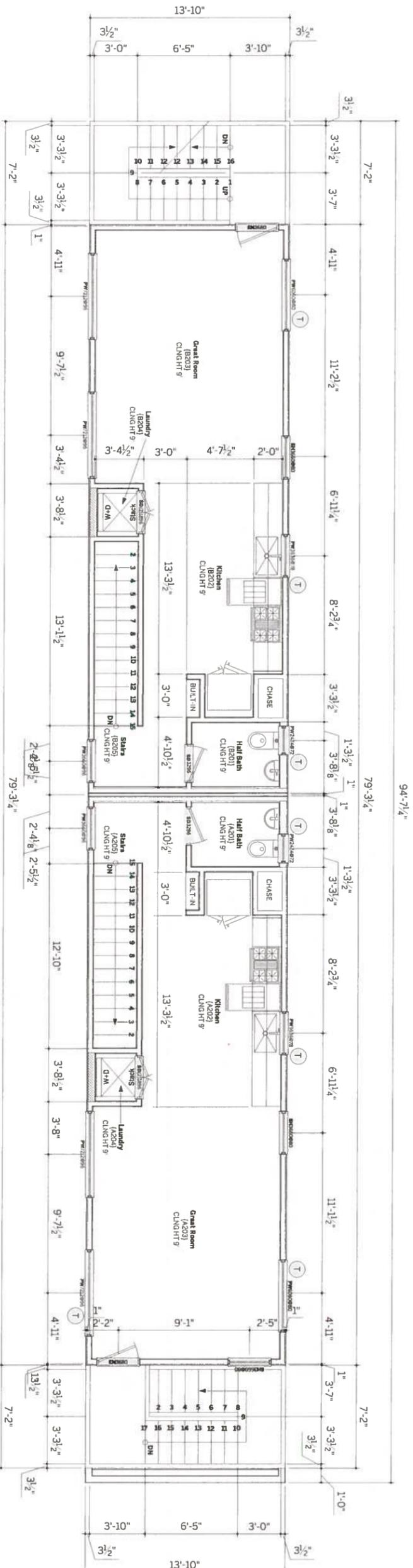
Scale 3/32" = 1'-0" @ 11x17
 Scale 3/16" = 1'-0" @ 24x36

KEYED NOTES	GENERAL NOTE	GENERAL NOTE	DISCLAIMERS	SEAL OF ARCHITECT	SEAL OF MUNICIPAL APPROVAL
1	GENERAL NOTE: The junction-box centerline of all light switches and environmental controls shall be no higher than 45" above finished floor.	GENERAL NOTE: Refer to sheet G002 for notes regarding VISIBILITY REQUIREMENTS	<p>DISCLAIMERS.</p> <p>This document is issued under the seal of WILLIAM LAWRENCE HODGE, Texas architect #19074. This document is not for regulatory approval, pricing or construction unless the seal and signature of the Architect are visible. This document is not approved for construction unless a seal of municipal approval is visible. No part of construction documents can contain all information necessary for proper interpretation. All sheets are complementary. That which is shown in one sheet, applies to all sheets in this set by reference. The information in G000 through G007 (inclusive) apply to every sheet in this set and to every contractor and/or subcontractor that may perform work on this project. Unless this set contains the cover sheet and all sheets listed thereon, this set is incomplete and INVALID FOR CONSTRUCTION.</p>	<p>SEAL OF ARCHITECT</p>  <p>ISSUE DATE: 02 Nov 2017.</p> <p>0 1 2 4 8 16 <small>GRAPHIC SCALE (in feet)</small></p>	<p>SEAL OF MUNICIPAL APPROVAL</p> <p>City of Austin REFERENCED FOR CODE COMPLIANCE</p>
2	GENERAL NOTE: The junction-box centerline of all outlets, receptacles and data ports shall be no lower than 18" above finished floor. No-step entry and maximum threshold height of 1/2" minimum nominal 36" width.	GENERAL NOTE: Exterior visible route shall have a running slope of no more than 1:12 unless handrails are provided. In which case running slope shall not exceed 1:8. Cross slope shall in no case exceed 1:50.			
3	GENERAL NOTE: 32" clear visible route 2x6 blocking at all walls in bathrooms (except directly behind lavatories), centerline 34" above finished floor. 32" wide door to bathroom. Door shall not impede required 30" x 30" clear space inside bathroom. Exterior visible route via sidewalk. Exterior visible route via driveway.				

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 SHEET TYPE: Visability Plan

A100



1 Floor Plan, Level 02

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)

01	New step-free entry into residence from public way. Maximum vertical rise 1/2".
02	New step-free entry into residence from garage or carport. Maximum vertical rise 1/2".
03	New accessible route through and to Level 01 public spaces. Minimum clear width 32".
04	New accessible door into visitable bathroom on Level 01. Minimum clear width 32".
05	New 120-minute-rated demising wall between duplex units. Construction to comply with UL U342 or approved equivalent.
06	Railing or parapet at exterior porch or deck. Minimum height 36" above finish floor. Railing or partial-height wall at interior. Minimum height 36" above finish floor.
07	CEILING BREAK.
08	Line of 5' ceiling height.
09	Line of 7' ceiling height.
10	Line of 15' ceiling height.
11	Tempered glass.

VISITABILITY NOTES (REPEATED FROM SHEET G002)

1.	Bathroom(s) on the first floor shall receive an entry door with minimum 30" clear opening.
2.	Bathroom(s) on the first floor shall receive 2x6 wood blocking parallel with floor (except directly behind lavatories). Blocking shall be installed such that the centerline of blocking is 3/4" above finish floor level.
3.	Switches and thermostats on all floors shall be located no greater than 45" (@ junction-box centerline) above finish floor level.
4.	Power receptacles and data ports on all floors shall be located no less than 18" (@ junction-box centerline) above finish floor level.
5.	At least one entrance to the first floor of the dwelling shall have a "no-step" entrance with a beveled threshold of 1/2" or less.
6.	A visitable route shall be provided from public way to the no-step entrance of each dwelling unit. Said visitable route shall be a minimum of 36" in clear width and shall have a maximum cross-slope of 1:50.

FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT)

	2x4 wood framing
	2x6 wood framing
	3.5" depth cold-formed metal framing
	6" depth cold-formed metal framing
	12" depth insulated-concrete-form framing

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ISSUE DATE: 02 Nov 2017.

GRAPHIC SCALE (in feet):

OCHONA
Development + Architecture

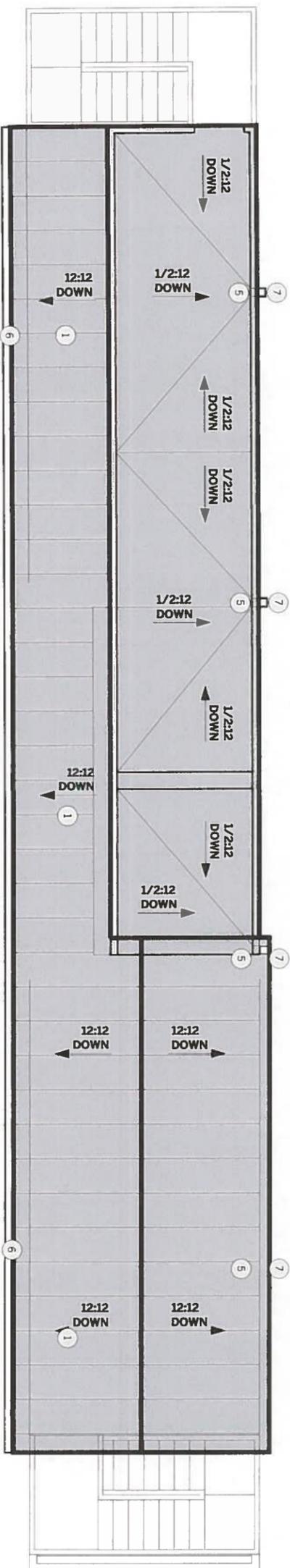
SINGLE-FAMILY RESIDENCE W/ ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE: 02 Nov 2017

SHEET TYPE: Floor Plans, Level 02

A102

REVIEWED FOR CODE COMPLIANCE
City of Austin



KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).

- 01 New standing-seam metal roof.
- 02 New 30-year composition shingle roof.
- 03 New walkable-PVC roof deck.
- 04 New metal coping.
- 05 New metal scupper.
- 06 New metal gutter.
- 07 New metal downspout.

FRAMING (NOT ALL TYPES MAY PERTAIN TO THIS SPECIFIC PROJECT).

DISCLAIMERS.

SEAL OF ARCHITECT.

SEAL OF MUNICIPAL APPROVAL.

1 Roof Plan

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

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REGISTERED ARCHITECT
WILLIAM LAWRENCE HODGE
STATE OF TEXAS
19074

ISSUE DATE: 02 Nov 2017.

GRAPHIC SCALE (in feet)

CITY OF AUSTIN
REVIEWED FOR CODE COMPLIANCE

OCHONA
Developers of Affordable Housing

SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE: 02 Nov 2017.
SHEET TYPE: Roof Plans.

A104

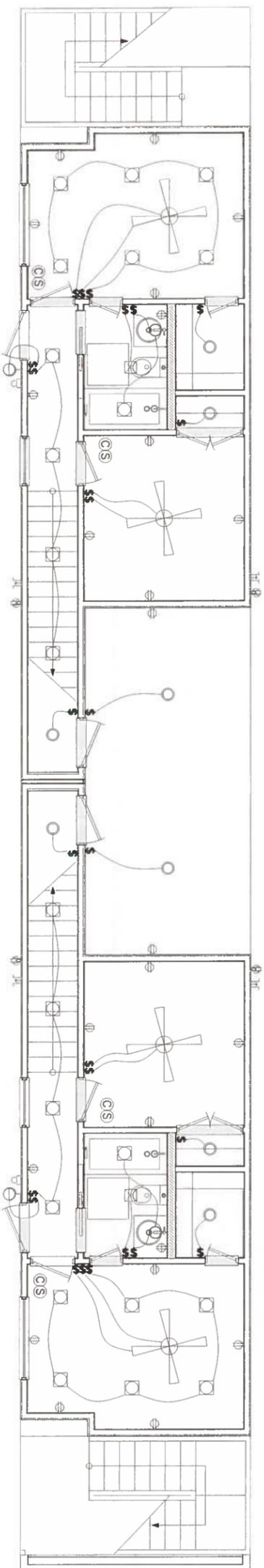


FIGURE SYMBOLS (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).

	Ceiling fan w/o light kit		Pendant light		Wall switch		Smoke detector		Hot-cold water tap		Door bell
	Ceiling fan w/ light kit		Ceiling-mounted light		Duplex outlet		CO2 detector		Hose bibb		Door bell chimes
	Recessed can light		GFCI duplex outlet		Thermostat		Gas tap				
	Vanity light		Waterproof GFCI duplex outlet		AC mini split						
	Exterior wall-mounted light		220V outlet								
	Exhaust fan										

DISCLAIMERS.

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1 MEP Plan, Level 01
 Scale 1/8" = 1'-0" @ 1X/17
 Scale 1/4" = 1'-0" @ 24x36

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ISSUE DATE: 02 Nov 2017.

GRAPHIC SCALE (in feet): 0, 2, 4, 8

REVIEWED FOR CODE COMPLIANCE
 City of Austin

OCHONA
 DEVELOPER/OWNER - ARCHITECT/OWNER
 SINGLE-FAMILY RESIDENCE W/
 ACCESSORY APT AT
 1401 E 3RD ST
 AUSTIN, TEXAS 78702

ISSUE DATE: 02 Nov 2017
 SHEET TYPE: MEP Plans, Level 01

A105

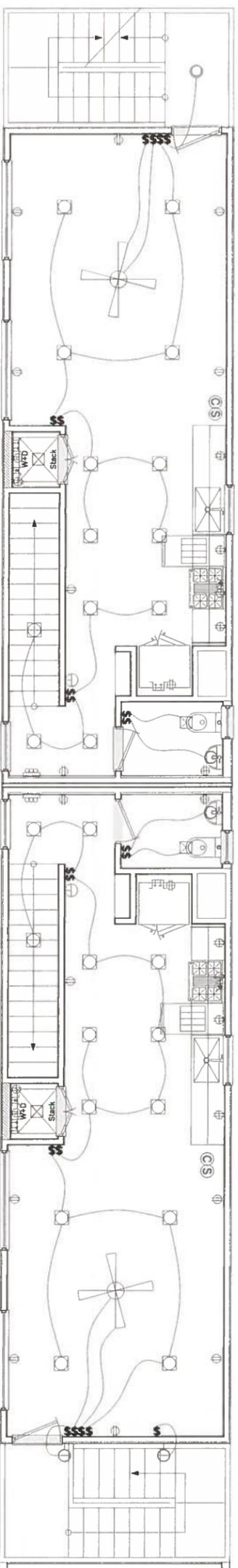


FIGURE SYMBOLS (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).

1 MEP Plan, Level 02

Scale 1/8" = 1'-0" @ 1X17
Scale 1/4" = 1'-0" @ 24X36

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ISSUE DATE: 02 Nov 2017.

GRAPHIC SCALE (in feet): 0, 2, 4, 8

City of Austin
REVIEWED FOR CODE COMPLIANCE

OCHONA
Development & Architecture
SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE: 02 Nov 2017
SHEETTYPE: MEP Plans, Level 02

A106

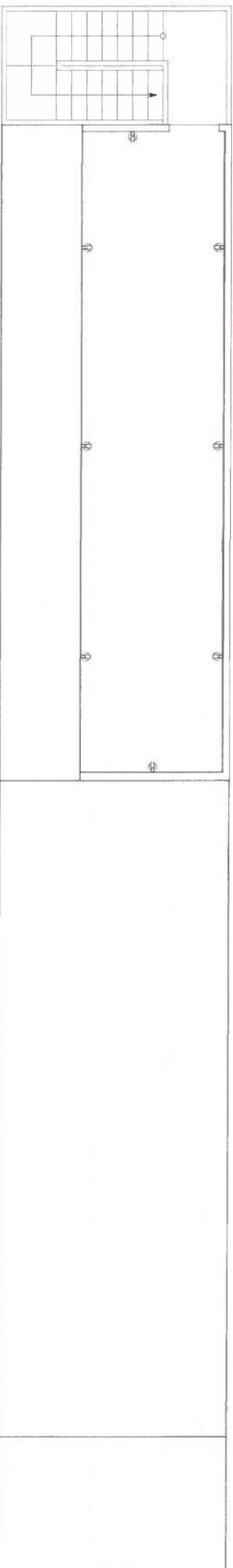


FIGURE SYMBOLS (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).

	Ceiling fan w/e light kit		Pendant light		Wall switch		Smoke detector		Hot-lead water tap		Door bell
	Ceiling fan w/ light kit		Ceiling mounted light		Duplex outlet		CO2 detector		Hose bibb		Door bell chimes
	Recessed can light		Vanity light		GFCI duplex outlet		Thermostat		Gas tap		
	Exterior wall-mounted light		220V outlet		Waterproof GFCI duplex outlet		AC mini split				
	Exhaust fan										

1 MEP Plan, Level 03

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

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ISSUE DATE: 02 Nov 2017.

GRAPHIC SCALE (in feet): 0, 2, 4, 8

City of Austin
REVIEWED FOR CODE COMPLIANCE

OCHONA
Professional Architect
SINGLE-FAMILY RESIDENCE W/
ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

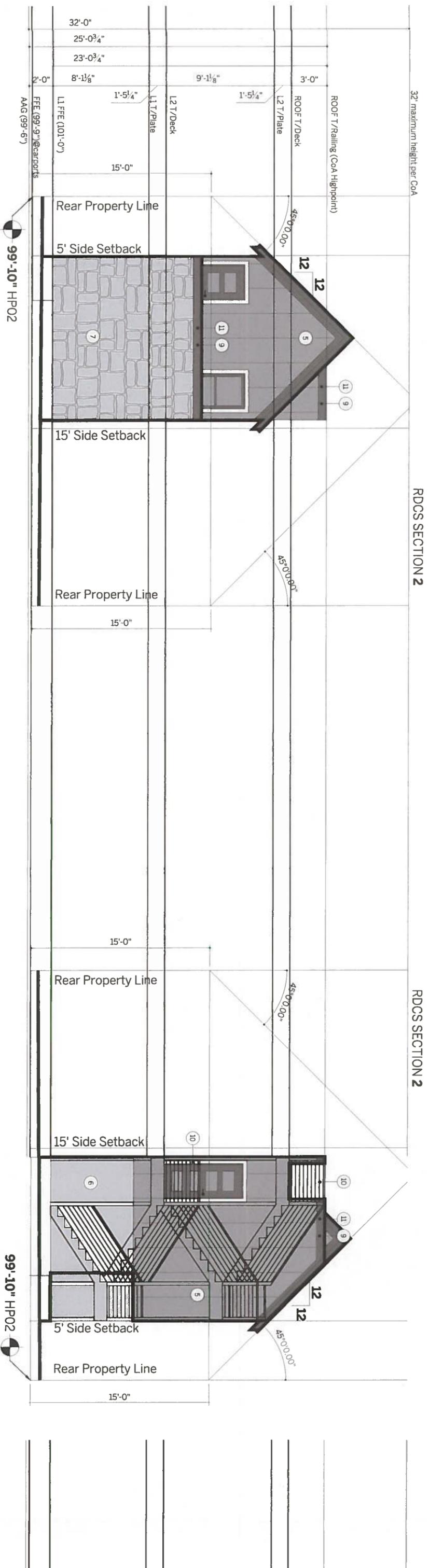
ISSUE DATE: 02 Nov 2017
SHEET TYPE: MEP Plans, Level 03.

A107

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4, b. (1): A structure may not extend beyond a setback plane...except for gables or a shed roof, with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1: Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.

ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.



1 Elevation, Bldg 1, Front

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

2 Elevation, Bldg 1, Rear

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).

01	New standing-seam metal roof.	06	New 3-coat Portland-cement stucco on metal lath. 3rd coat elastomeric.	11	New parapet at exterior porch or deck. Minimum height 36" above finish floor.
02	New 30-year composition shingle roof.	07	New 3.5"-thick stone masonry veneer, random-ashlar bond.		
03	New horizontally-oriented cement-board siding.	08	New brick masonry veneer, common bond.		
04	Exposure 6" New horizontally-oriented cement-board siding.	09	New metal coping. Exposure 6".		
05	Exposure 12" New vertically-oriented cement-board paneling. Exposure 24" w/ 1x2 battens.	10	New metal railing at exterior porch or deck. Minimum height 36" above finish floor.		

DISCLAIMERS:

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SEAL OF MUNICIPAL APPROVAL.

City of Austin
REVIEWED FOR CODE COMPLIANCE

ISSUE DATE: 02 Nov 2017.

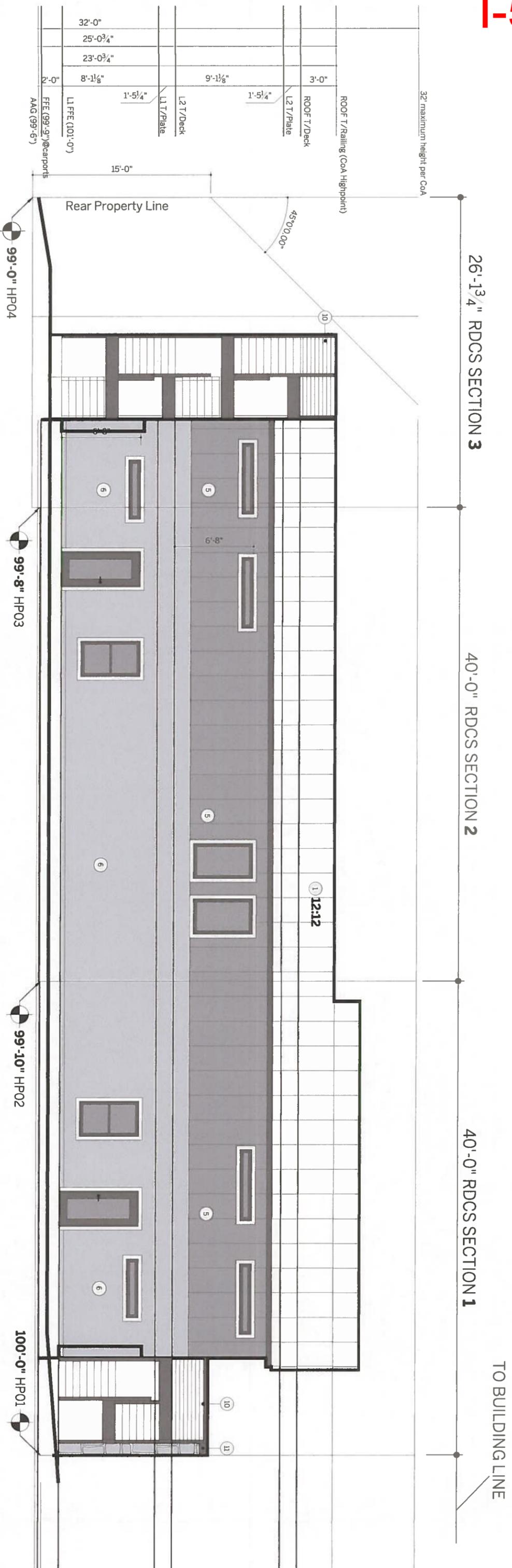
GRAPHIC SCALE (in feet): 0 2 4 8

OCHONA
Development & Architecture

SINGLE-FAMILY RESIDENCE W/ ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE: 02 Nov 2017.
SHEET TYPE: Elevations, Bldg 1.

A201



LDC TITLE 25, CHAPTER 25-2. SUBCHAPTER F, ARTICLE 2.6, E. 4. b. (i):

A structure may not extend beyond a setback plane...except for gables or a shed roof; with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.

ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. IE: ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.

LDC TITLE 25, CHAPTER 25-2. SUBCHAPTER F, ARTICLE 3.41

Height shall be measured vertically from the average of the highest and lowest grades adjacent to the building to...for a pitched or hip roof, the gabled roof or dormer with the highest average height.

1 Elevation, Bldg 1, Left

Scale 1/8" = 1'-0" @ 1X17
Scale 1/4" = 1'-0" @ 24X36

SEAL OF ARCHITECT: _____
SEAL OF MUNICIPAL APPROVAL: _____

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ISSUE DATE: 02 Nov 2017
GRAPHIC SCALE (in feet): 0 1 2 4 8

OCHONA
Development & Architecture

SINGLE-FAMILY RESIDENCE W/ ACCESSORY APT AT
1401 E 3RD ST
AUSTIN, TEXAS 78702

ISSUE DATE: 02 Nov 2017
SHEET TYPE: Elevations, Bldg 1

A203

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT).

01	New standing-seam metal roof.	06	New 3-coat Portland-cement stucco on metal lath. 3rd coat elastomeric.	11	New parapet at exterior porch or deck. Minimum height 36" above finish floor.
02	New 30-year composition shingle roof.	07	New 3.5" -thick stone masonry veneer, random-ashlar bond.		
03	New horizontally-oriented cement-board siding.	08	New brick masonry veneer, common bond.		
04	Exposure 6" New horizontally-oriented cement-board siding.	09	New metal coping. Exposure 6" New metal railing at exterior porch or deck. Minimum height 36" above finish floor.		
05	New vertically-oriented cement-board paneling. Exposure 24" w/ 1x2 battens.	10			



1 Elevation, Bldg 1, Right

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

KEYED NOTES (NOT ALL NOTES MAY PERTAIN TO THIS SPECIFIC PROJECT)

01	New standing-seam metal roof.	06	New 3-coat Portland-cement stucco on metal lath. 3rd coat
02	New 30-year composition shingle roof.	07	New 3.5"-thick stone masonry veneer, random-ashlar bond.
03	New horizontally-oriented cement-board siding.	08	New brick masonry veneer, common bond.
04	New horizontally-oriented cement-board siding.	09	New metal coping. Exposure 6".
05	New vertically-oriented cement-board paneling. Exposure 24" w/ 1x2 battens.	10	New metal railing at exterior porch or deck. Minimum height 36" above finish floor.

1 Elevation, Bldg 1, Right

Scale 1/8" = 1'-0" @ 11x17
Scale 1/4" = 1'-0" @ 24x36

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SEAL OF ARCHITECT: ISSUE DATE: 02 Nov 2017.

SEAL OF MUNICIPAL APPROVAL: CITY OF AUSTIN, TEXAS

OCHONA
SINGLE-FAMILY RESIDENCE W/ ACCESSORY APT AT 1401 E 3RD ST AUSTIN, TEXAS 78702
ISSUE DATE: 02 Nov 2017
SHEET TYPE: Elevations, Bldg 1
A204

LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 2.6, E. 4, b. (i); LDC TITLE 25, CHAPTER 25-2, SUBCHAPTER F, ARTICLE 3.4.1

A structure may not extend beyond a setback plane... except for gables or a shed roof... with a total horizontal length of not more than 18 feet on each side of the building, measured along the intersection with the setback plane.

HEIGHT shall be measured vertically from the average of the highest and lowest grades adjacent to the building to... for a pitched or hip roof, the gabled roof or dormer with the highest average height.

ARCHITECT'S NOTE: NO PROVISIONS FOR "HABITABILITY OF SPACE" ARE MADE IN THE LANGUAGE CITED ABOVE. IE: ANY ENCLOSED SPACE UNDER THE SHED ROOF MAY PROTRUDE, INCLUDING SPACE USED FOR VERTICAL CIRCULATION.

DO NOT CONSTRUCT IN A HALF CRITICAL ROOT ZONE FOR ANY PROTECTED TREE. IF PROPOSED FOUNDATION LIES WITHIN A HALF CRITICAL ROOT ZONE IN THE FIELD, CONTACT ENGINEER FOR FOUNDATION DESIGN REVISIONS

TREE PROTECTION NOTES

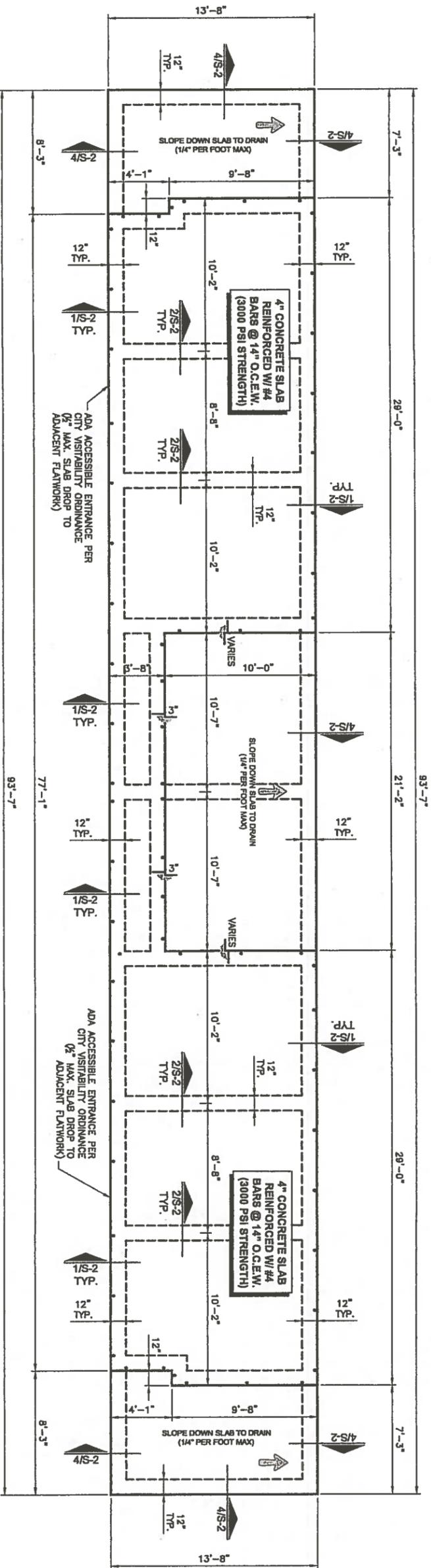
1. All trees close to structure shall be protected with fencing.
2. Tree protection fences shall be erected according to City of Austin Standards, including types of fencing and signage.
3. Tree protection fences shall be installed prior to the commencement of any site preparation work.
4. Pruning to provide clearance for structures, vehicular traffic, and construction equipment shall take place before construction begins. All pruning must be done according to City of Austin standards and as outlined in literature provided by the International Society of Arboriculture (ISA pruning techniques).
5. All tree cuts, intentional or unintentional, shall be painted immediately (within 10 minutes). Tree paint must be kept on site at all times.

GENERAL PROJECT NOTES

1. The design of this project is the property of Genesis 1 Engineering Co. Any changes without prior written permission are not permitted.
2. Any field changes or conflicts shall be reported to the design engineer immediately at (512) 899-2246.
3. All required permits by City of Austin, TX shall be secured prior to start of construction.
4. All contractors and subcontractors shall have at least five years experience in the construction industry.
5. Job site shall be cleaned daily of all excess debris and spoils.
6. The site and building shall be designed in accordance with the 2015 Edition of the International Residential Code (IRC) and other standards adopted by City of Austin, TX.

Approved Plans Correction Notes:

1. Client or Designated Agents are not allowed to make changes to approved plans without prior written approval from the Design Engineer and concurrence from the Reviewing Authorities, otherwise Client, or Designated Agent, shall incur all liabilities associated with the changes and will hold Genesis 1 Engineering harmless of such incurred liability.
2. Client, or Designated Agent shall submit in writing to the Design Engineer field corrections required by the Local Authority having Jurisdiction in order for the Design Engineer to process the required corrections through the Plan Reviewing Authority for Approval, where required.



FOUNDATION PLAN
 FULL SIZE: 1/8" = 1'-0" (24x36)
 HALF SIZE: 1/16" = 1'-0" (11x17)

LEGEND

- SLAB DROP, SEE HEIGHT
- L-60 ANCHOR BOLT

REFER TO S-2 FOR FOUNDATION NOTES

PLAN NOTES:

1. Concrete contractor shall verify all foundation dimensions with the architectural drawings. If the contractor finds discrepancies, contractor shall notify the Design Engineer immediately or the contractor shall bear all liability.
2. Dimensions for interior beams are taken from edge of foundation to center of interior beam.
3. Do NOT scale off dimensions on plans.

SLAB PENETRATIONS:

Refer to architectural drawings for all locations, sizes and typical requirements.

FINISHED FLOOR ELEVATION:

Refer to Architectural Drawings for finished floor elevations.



Handwritten signature/initials

CONTENTS

- S-1..... FOUNDATION PLAN
- S-2..... FOUNDATION DETAILS
- S-3..... STRUCTURAL FRAMING PLAN
- S-4..... LEVEL 1 WALL BRACING PLAN
- S-5..... LEVEL 2 WALL BRACING PLAN
- S-6..... FRAMING DETAILS I
- S-7..... FRAMING DETAILS II

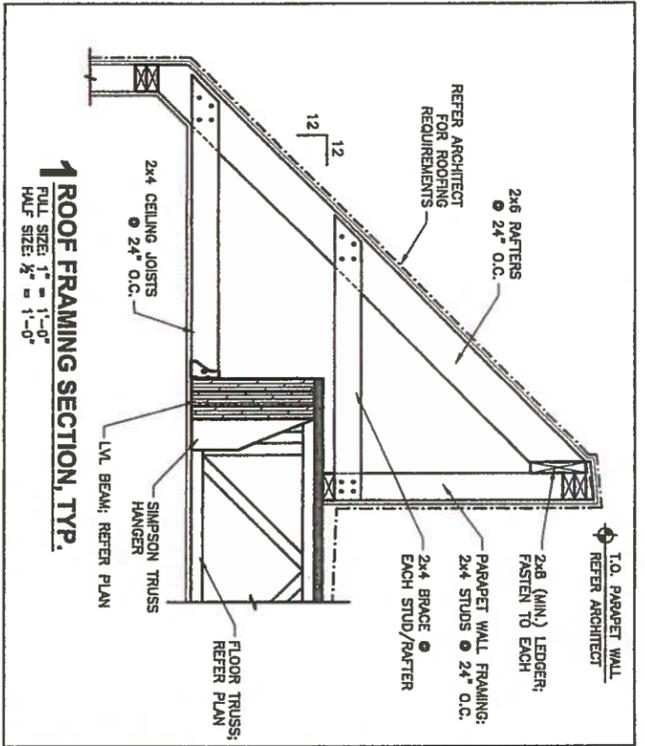
Genesis 1 Engineering Company
 Commercial • Residential
G1E
 T.B.P.E. Registered Firm #F-2565
 6104 South First St., Ste.105
 Austin, TX 78745
 Office: 512-899-2246
 Fax: 512-899-2203

PROJECT ADDRESS:
 1401 E. 3RD STREET
 AUSTIN, TEXAS
CLIENT NAME:
 ARCHITECT WILLIAM HODGE

1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.
 2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.

S-1
 1 of 7

City of Austin
 REVIEWED FOR CODE COMPLIANCE



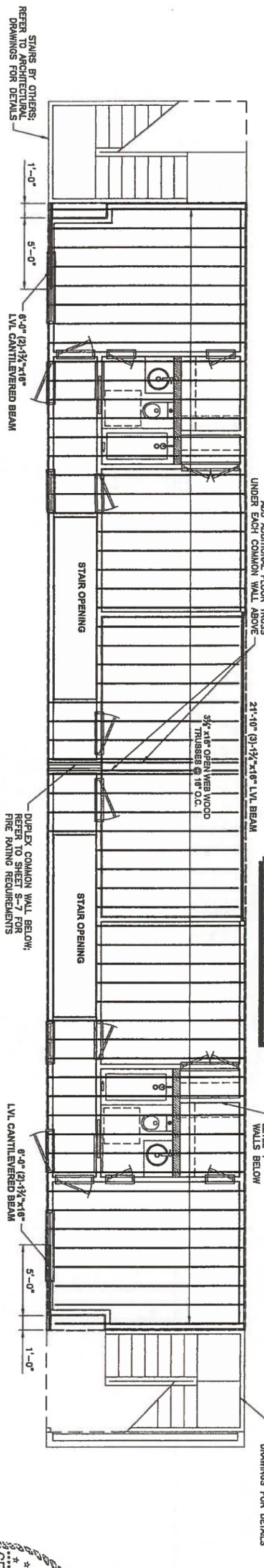
- NOTES:**
1. Framing contractor shall verify all dimensions with the architectural drawings. If the contractor finds discrepancies, contractor shall notify the Design Engineer immediately or the contractor shall bear all liability.
 2. Do NOT scale off dimensions on plans.
 3. Framing members on this plan are shown for conjectural purpose based on the typical spacing. Do NOT base quantity take offs based on the number of members shown.
 4. Construct ceiling framing spanning the short direction where possible. Reference "Ceiling Joist Maximum Span Table" on sheet S-6 for appropriate joist sizes.
 5. Refer to "Header Schedule" on sheet S-6 for typical header size requirements.

LEGEND

38" TALL PARAPET WALL ABOVE ROOF DECK FINISHED FLOOR

REFER TO S-6 FOR FRAMING NOTES

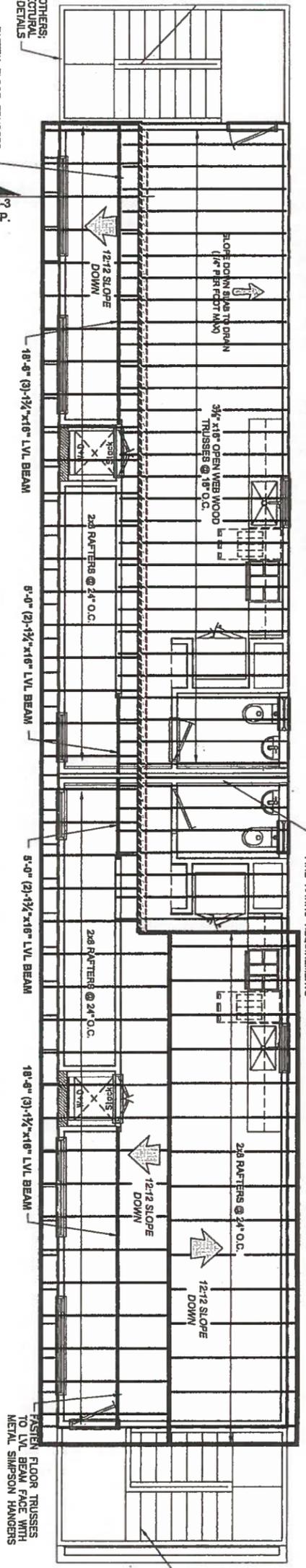
ENTIRE GARPORT ENVELOPE BELOW (WALLS, DOORS, & CEILING) MUST BE COVERED WITH 1/2" (MIN.) FIRE RATED SHEATHING OR GYP/UM BOARD. REFER ARCHITECTURAL DRAWINGS



SLOPE FINISH FLOOR (0.5:12 PITCH) ABOVE PLYWOOD SHEATHING TO PARAPET WALL SCUPPING. REFER ARCHITECTURAL DRAWINGS FOR SCUPPER LOCATIONS

REFER ARCHITECTURAL DRAWINGS FOR ROOF DECK WATERPROOFING AND FLASHING REQUIREMENTS

DUPLEX COMMON WALL BELOW, REFER TO SHEET S-7 FOR FIRE RATING REQUIREMENTS



City of Austin
 REVIEWED FOR CODE COMPLIANCE

<p>S-3 3 of 7</p>	<p>DATE: AS NOTED</p>	<p>REVISIONS: AL-17-73 VERSION: 2.0</p>	<p>PROJECT NAME: SINGLE-FAMILY DUPLEX</p>	<p>CLIENT NAME: ARCHITECT WILLIAM HODGE</p>	<p>1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.</p> <p>2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.</p>
	<p>GENESIS 1 ENGINEERING COMPANY Commercial • Residential 6104 South First St., Ste.105 Austin, TX 78745 Office: 512-899-2246 Fax: 512-899-2203 T.B.P.E. Registered Firm #F-2565</p>	<p>PROJECT ADDRESS: 1401 E. 3RD STREET AUSTIN, TEXAS</p>	<p>CONTRACT NO.: STRUCTURAL FRAMING PLAN</p>	<p>DATE: 11/02/17</p>	<p>PROJECT NO.: AL-17-73</p>

TABLE 5 - TWB (T-TYPE) WALL BRACING

MODEL NO.	BRACE LENGTH (L) (FEET-INCHES)	WALL HEIGHT (FEET)	REQUIRED INSTALLATION ANGLE OF THE TWB (T-TYPE) BRACE FROM THE HORIZONTAL (DEGREE)	FASTENERS (QUANTITY-TYPE) TOP AND BOTTOM PLATES EACH AND STUD
TWB10	9'-9"	8	55°	2-18d
TWB12	11'-4"	8	45°	2-18d
TWB14	14'-2"	10	45°	2-18d

FOR S1: 1 INCH = 25.4MM, 1.93 = 4.43N

THE TWB WALL BRACING STRAP IS NOT RECOGNIZED TO REPLACE OR BE USED AS AN ALTERNATIVE TO BRACED WALL CONSTRUCTION METHODS DESCRIBED IN THE CODE.
 THE ALLOWABLE IN-PLANE SHEAR LOAD OF WALL BRACED WITH THE TWB12 OR TWB14 STRAP INSTALLED IN ACCORDANCE WITH THIS TABLE IS 180LBS. THE TWB STRAPS RESIST TENSION AND COMPRESSION LOADS, AND MUST NOT BE COMBINED WITH OTHER SHEAR RESISTING ELEMENTS OR COMPONENTS. THE ALLOWABLE RACKING SHEAR LOAD MUST NOT BE INCREASED FOR SHORT TERM LOADING, SUSTAINING SHEAR CAPACITIES OF THE TWB WALL BRACE WITH DISSIMILAR MATERIALS APPLIED TO EITHER SIDE OF THE SAME WALL IS NOT ALLOWED.
 THE WALL STUDS MUST BE SPACED 16 INCHES ON CENTER, MAXIMUM.
 THE TWB WALL BRACING STRAP MUST BE INSTALLED AT THE INSTALLATION ANGLE SPECIFIED IN THE TABLE.

(OPTIONAL WHERE FEASIBLE)

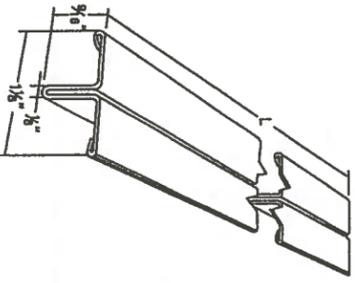


FIGURE 5A-TWB (T-TYPE) BRACE DIMENSIONS

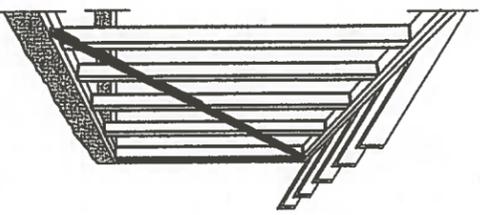


FIGURE 5B-TYPICAL TWB (T-TYPE) EXTERIOR WALL BRACE INSTALLATION (MAXIMUM 3/8-INCH DEEP SAW KEYS IN STUDS)

WALL BRACING LEGEND	
DESIGNED BY GENESIS 1 ENGINEERING	
EXT-1.1	Continuous wood structural panel sheathing; Bolted metal end plate building in 1/2" wood panning and fasten with 8d common nails at 6" on center at supported edges and 12" on center at the intermediate supports or 16 inches at 3" on center at supported edges and 6" on center at the intermediate supports. Horizontal block at wood panels.
INT-1.1	Gypsum board: Minimum thickness: 1/2" Connection criteria: 13 gage, 1-3/8" long, 1894 head, 0.088" diameter, 1-1/4" long; annular-ripped 5d cooler nail, 0.088" diameter, 1-5/8" long, 922" head, 0.0915" diameter, 1-7/8" long, 922" head, Spacing: Nails, @ 7" o.c.; Screws, @ 12" o.c.
INT-1.2	Gypsum board: Minimum thickness: 5/8" w/ ceiling rod support @ 16" o.c. Connection criteria: 13 gage, 1-5/8" long, 1894 head, 0.088" diameter, 1-3/8" long; annular-ripped 5d cooler nail, 0.088" diameter, 1-7/8" long, 1/4" head, or gypsum board nail, 0.0915" diameter, 1-7/8" long, 1894" head, Spacing: Nails, @ 7" o.c.; Screws, @ 12" o.c.

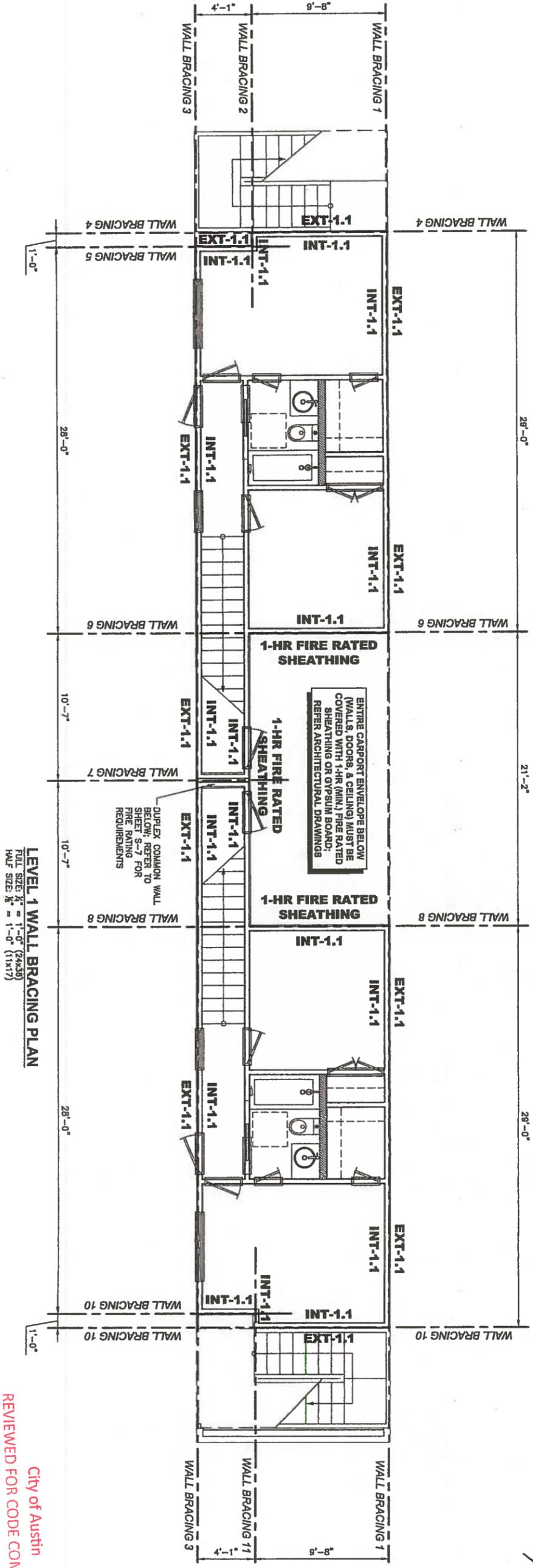
Approved Plans Correction Notes:
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WALL BRACING NOTES

- The design of the wall bracing for this new project is based on the 2015 edition of the International Residential Code (IRC 2015)
- Method of wall bracing shall be of the Continuous Structural Sheathing in accordance Chapter 6, Section R602.10.4 and Methods found in Table R602.10.4
- If construction method deviates from the prescribed method in these drawings, contractor shall notify the design Engineer and designated City of Austin Inspector for approval of alternative method

DIMENSION NOTE:

- Wall bracing dimension presented only for City of Austin plan review purposes.
- For framing dimensions refer to Architectural floor plans



LEVEL 1 WALL BRACING PLAN

FULL SIZE: 1/8" = 1'-0" (24x36)
 HALF SIZE: 1/16" = 1'-0" (11x17)

City of Austin
 REVIEWED FOR CODE COMPLIANCE

<p>S-4 4 of 7</p>	<p>PROJECT NAME: LEVEL 1 WALL BRACING PLAN</p> <p>PROJECT TYPE: SINGLE-FAMILY DUPLEX</p>	<p>GENESIS 1 Engineering Company Commercial • Residential G1E 6104 South First St., Ste.105 Austin, TX 78745 Office: 512-899-2246 Fax: 512-899-2203 T.B.P.E. Registered Firm #F-2565</p>	<p>PROJECT ADDRESS: 1401 E. 3RD STREET AUSTIN, TEXAS</p> <p>OWNER: ARCHITECT WILLIAM HODGE</p>	<p>1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.</p> <p>2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.</p>
	<p>DATE: AS NOTED</p> <p>SCALE: AS NOTED</p> <p>PROJECT NUMBER: AU-17-73</p> <p>ISSUES: VERSION 2.0</p> <p>DESIGNED BY: PVS/AG / ARCHITECT</p> <p>CHECKED BY: GQ</p>			

TABLE 5 - TWB (T-TYPE) WALL BRACING

MODEL NO.	BRACE LENGTH (L) (FEET-INCHES)	WALL HEIGHT (FEET)	REQUIRED INSTALLATION ANGLE OF THE TWB (T-TYPE) BRACE FROM THE HORIZONTAL (DEGREE)	FASTENERS (QUANTITY-TYPE)	TOP AND BOTTOM PLATES	EACH AND STUD
TWB10	0'-9"	8	55°		2-16d	1-8d
TWB12	1'-4"	8	45°		2-16d	1-8d
TWB14	1'-2"	10	45°		2-16d	1-8d

FOR S1 1 INCH = 25.4MM, 1/8S = 4.45M
 THE TWB WALL BRACING STRAP IS NOT RECOGNIZED TO REPLACE OR BE USED AS AN ALTERNATIVE TO BRACED WALL CONSTRUCTION METHODS DESCRIBED IN THE CODE.
 THE ALLOWABLE IN-PLANE BRACING SHEAR LOAD OF WALL BRACED WITH THE TWB12 OR TWB14 STRAP INSTALLED IN ACCORDANCE WITH THIS TABLE IS 180LBS. THE TWB STRAPS RESIST TENSION AND COMPRESSION LOADS, AND MUST NOT BE COMBINED WITH OTHER SHEAR RESISTING ELEMENTS OR COMPONENTS. THE ALLOWABLE RACKING SHEAR LOAD MUST NOT BE INCREASED FOR SHORT TERM LOADING. SUMMING SHEAR CAPACITIES OF THE TWB WALL BRACE WITH DISSIMILAR MATERIALS APPLIED TO EITHER SIDE OF THE SAME WALL IS NOT ALLOWED.
 THE WALL STUDS MUST BE SPACED 16 INCHES ON CENTER, MAXIMUM.
 THE TWB WALL BRACING STRAP MUST BE INSTALLED AT THE INSTALLATION ANGLE SPECIFIED IN THE TABLE

(OPTIONAL WHERE FEASIBLE)

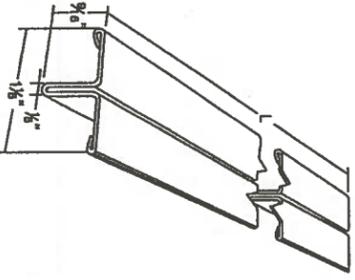


FIGURE 5A-TWB (T-TYPE) BRACE DIMENSIONS

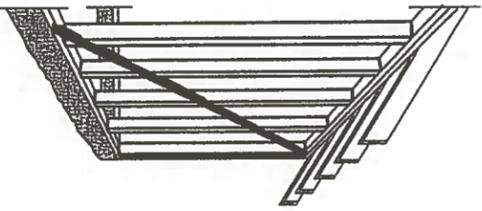


FIGURE 5B-TYPICAL TWB (T-TYPE) EXTERIOR WALL BRACE INSTALLATION (MAXIMUM 1/2-INCH DEEP SAW KERP IN STUDS)

OPTIONAL: INSTALL TWB STRAPS AT ALL CORNERS WHERE FEASIBLE (BOTH DIRECTIONS)

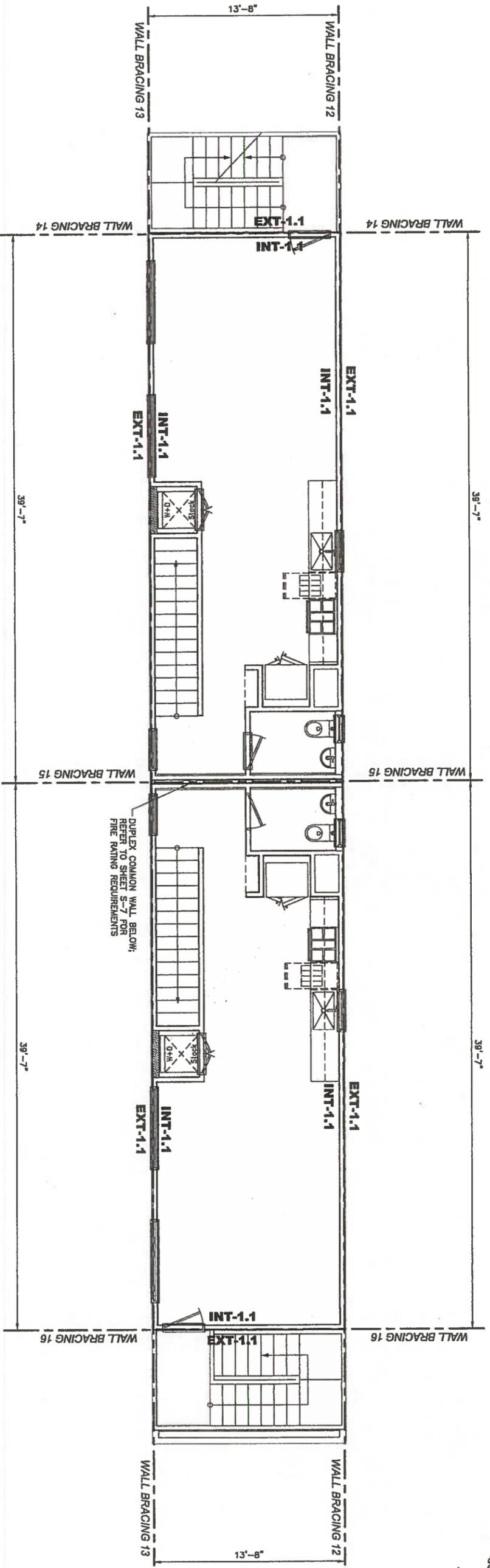
DESIGNED BY GENESIS 1 ENGINEERING

WALL BRACING LEGEND	
EXT-1-1	Continuous wood structural panel sheathing: 5/8" and center at supported edges and 12" on center at the intermediate supports or 18" on center at the intermediate supports. Horizontal block all wood panels.
INT-1-1	Gypsum board: Minimum thickness: 1/2" Connection criteria: 13 gpa, 1-3/8" long, 18/64 head, 0.098" diameter, 1-1/4" long, annular-ripped; 5d cooler nail, 0.088" diameter, 1-5/8" long, 9/32" head, Spacing Nails, @ 8" o.c.; Screws, @ 16" o.c.
INT-1-2	Gypsum board: Minimum thickness: 5/8" w/ ceiling roof support @ 16" o.c. Connection criteria: 13 gpa, 1-5/8" long, 18/64 head, 0.098" diameter, 1-3/8" long, annular-ripped; 5d cooler nail, 0.088" diameter, 1-7/8" long, 1/4" head, or gypsum board nail, 0.0915" diameter, 1-7/8" long, 18/64" head, Spacing Nails, @ 7" o.c.; Screws, @ 12" o.c.

Approved Plans Correction Notes:
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WALL BRACING NOTES
 1. The design of the wall bracing for this new project is based on the 2015 edition of the International Residential Code (IRC 2015)
 2. Method of wall bracing shall be of the Continuous Structural Sheathing in accordance Chapter 6, Section R602.10.4 and Methods found in Table R602.10.4
 3. If construction method deviates from the prescribed method in these drawings, contractor shall notify the design Engineer and designated City of Austin Inspector for approval of alternative method

DIMENSION NOTE:
 1. Wall bracing dimension presented only for City of Austin plan review purposes.
 2. For framing dimensions refer to Architectural floor plans



LEVEL 2 WALL BRACING PLAN

FULL SIZE: 1/4" = 1'-0" (24x36)
 HALF SIZE: 1/8" = 1'-0" (11x17)

City of Austin
 REVIEWED FOR CODE COMPLIANCE

<p>5 of 7</p>	<p>DATE AS NOTED</p>	<p>PROJECT NAME: LEVEL 2 WALL BRACING PLAN</p>	<p>GENESIS 1 Engineering Company Commercial • Residential 6104 South First St., Ste.105 Austin, TX 78745 Office: 512-899-2246 Fax: 512-899-2208 T.B.P.E. Registered Firm #E-2565</p>	<p>PROJECT ADDRESS: 1401 E. 3RD STREET AUSTIN, TEXAS</p>	<p>1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS SUCH THAT EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES.</p> <p>2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.</p>
	<p>PROJECT NUMBER: AU-17-73</p> <p>VERSION: 2.0</p> <p>DATE: 08/25/2017</p> <p>DESIGNED BY: FV/GAG</p> <p>CHECKED BY: GG</p>	<p>PROJECT NAME: SINGLE-FAMILY DUPLEX</p>	<p>CLIENT NAME: ARCHITECT WILLIAM HODGE</p>		

TYPICAL WALL SECTIONS - WOOD FRAMING

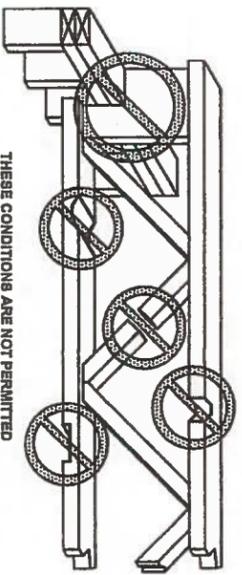
WALL	STUDS	SHEATHING	INSULATION
EXTERIOR 4"	2x4 @ 16" O.C.	3/8" OSB	R-12
EXTERIOR 6"	2x6 @ 16" O.C.	3/8" OSB	R-20
INTERIOR 4"	2x4 @ 16" O.C.	3/8" OSB	SOUND
INTERIOR 6"	2x6 @ 16" O.C.	3/8" OSB	SOUND
EXT. SHEAR 4"	2x4 @ 16" O.C.	STR I 1 1/2"	R-12
EXT. SHEAR 6"	2x6 @ 16" O.C.	STR I 1 1/2"	R-20
INT. SHEAR 4"	2x4 @ 16" O.C.	STR I 1 1/2"	SOUND
INT. SHEAR 6"	2x6 @ 16" O.C.	STR I 1 1/2"	SOUND

OSB = APA RATED ORIENTED STRAND BOARD / OSB = GIPSUM WALL BOARD /
STR I = APA RATED STRUCTURAL SHEATHING

SHEATHING FASTENING SCHEDULE - WOOD FRAMING

NAME	PANEL	ORIENTATION TO FRAMING	MAX. FASTENER SPACING
SHEAR WALL	3/8" OSB	⊥ OR	Bd 4"
ROOF SHEATHING	3/8" PLYWOOD	⊥	10d 4"
INTERIOR WALL	3/8" OSB	⊥	6d 12"

H-CLIPS OR SOLID BLOCKING REQ'D AT ALL WOOD PANEL EDGES



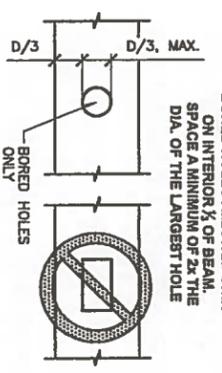
MANUFACTURED WOOD TRUSSES

- Manufactured wood trusses shall be metal plate connected wood trusses designed and fabricated in accordance with the National Design Specification for Metal Plate Connected Wood Truss Construction (NDS/ITP 1-1989).
- Trusses shall be designed by a Professional Engineer licensed in Texas (truss design).
- Lumber shall be kiln-dried and shall have a moisture content at time of manufacture between 7% and 18% by weight.
- Connector plates shall be manufactured by a Wood Truss Council of America member plate supplier. Connector plates shall be 0.038-inch thickness minimum and shall conform to ASTM A653/A653M steel, grade 33 minimum. All plates shall be G80 galvanized in accordance with ASTM A624/A624M.
- Truss erection shall be in accordance with Commentary and Recommendations For Handling, Installing And Bracing Metal Plate Connected Wood Trusses (TPI Hib-91).
- All trusses are bottom chord bearing U.N.O.
- Trusses with multiple point loads shall be designed for unbalanced loading.
- Field verify span dimensions.
- Truss configurations shown are schematic. Truss designer shall determine truss configuration.
- Center opening of trusses are to remain clear of diagonal members to allow clearance for HVAC ductwork.
- Cutting or altering of trusses is not permitted.
- Coordinate with mechanical for duct chase sizes & locations.
- Deflection criteria:
 - Floor Trusses span/700
 - Live-load deflection: span/450 or 1/4" max.
 - Roof Trusses span/450
 - Live-load deflection: span/250
 - Total-load deflection: span/250

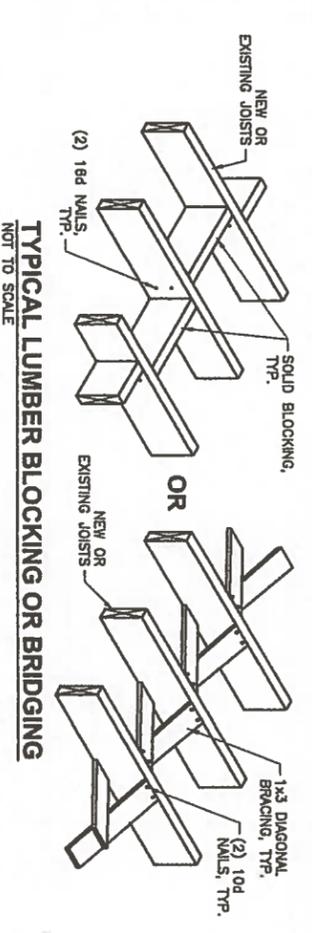
HEADER SCHEDULE
(FOR SAWN LUMBER HEADERS NOT OTHERWISE SPECIFIED)

MAX. ALLOWABLE SPAN, FT.	NON-STRUCTURAL SHEATHING	STRUCTURAL SHEATHING
2'-6"	2x4	3x6
3'-6"	2x6	4x6
4'-6"	2x8	5x6
5'-6"	2x10	6x6
6'-6"	2x12	7x6

ALL SAWN LUMBER HEADERS SHALL BE NO. 2 SOUTHERN PINE, UNLESS NOTED OTHERWISE



JOIST PENETRATION LIMITATIONS
NOT TO SCALE



Wood Framing

Unless noted otherwise, the following materials are typical:

Framing Lumber: #2 southern pine, kiln dried, 18% MC

Stud: #2 spf, kiln dried, 18% MC

Plywood: AP-2 rated exterior exposure, thickness as noted.

Sheathing: AP-2 rated panels, thickness or span-rating as noted.

Rimboard: APA EVS 1" rim board.

L.V.L.: 2x6 S-P F, APA certified

Bois: ASTM A307, U.N.O., drill holes 1/16" larger than bolt dia., use ASTM F144 standard washer at both ends (end grain diameter of the washer shall be at least 2.5 times the bolt diameter).

Connections: Simpson Strong-Tie or approved substitute

Glue: PF-400 construction adhesive, exterior exposure, or approved substitute

Pressure-treated: ACQ treated to per ANPPA treatment standards, designated as (P-1) on the drawings, kiln-dried after treatment (KDA17) where noted. Use Simpson Zmax (S185) connector or approved substitute.

- All stud walls shall be framed with a single plate at the bottom and a double stud at the top. Splices in top-plates shall be staggered by more than 48-inches and nailed with (6) 16d common nails on both sides of the splice.
- Plates in contact with concrete or masonry shall be pressure-treated.
- Exterior half plates shall be bolted to the foundation with 1/2-inch anchor bolts at 72-inches (48-inches if two or more stories) on center with minimum embedment of 7-inches. 3" square, 3 gage bearing plate washers shall be provided and installed at every full anchor.
- All wood stud walls shall be full height between floors without intermediate plate line, unless noted otherwise.
- Provide double studs at all wall corners and on each side of all openings.
- Wall studs shall be tipped at beam supports.
- Roof sheathing shall be exterior grade, APA rated plywood. Sheathing shall be nailed with 8D common nails at 8-inches on center at panel edges and 12-inches on center at intermediate supports. Sheathing shall be laid with the face grain perpendicular to the rafters, continuous over three or more unsupported edges.
- Shear wall (braced wall) and exterior wall sheathing shall be exterior grade, APA rated plywood, nailed with 8D common nails at 8-inches on center at panel edges and 12-inches on center at intermediate supports. Edges shall be fully blocked with 2x solid wood blocking.
- Hold downs shall be provided at both ends of every shear wall (braced wall). Hold downs shall be through-bolted through double 2x studs (hold downs with screws or nails are not acceptable) and anchored into the concrete foundation. Acceptable hold down is Simpson Strong-Tie HDB3. OR-Hold downs shall be located and fastened as shown on the drawings. Hold downs shall be hot-dipped galvanized / stainless steel
- Solid wood 2x blocking shall be provided between joists over supports and at ends of cantilevered joists.
- Joist bridging shall be provided in rows not exceeding 8'-0" on center where joist depth exceeds 8" or where one side of the joist is not supported continuously by plywood or wood sheathing.
- Provide double joists under all interior partitions oriented parallel to joists.
- All framing members framing into the side of a header shall be blocked using metal joist hangers sized to support the full design loads and installed in accordance with the joist hanger manufacturer's recommendations.
- Special pre-final framing inspection shall be conducted prior to installation of insulation
- Contractor shall contact the Design Engineer for clarifications to discrepancies found on the field.
- All wood beams and other wood structural members shall be supplied by a qualified manufacturer.
- Framing contractors to install temporary wind bracing while main structure frames is being constructed.
- Contractor to use 2 x 6 strong backs for roof rafter pulls, set a top load bearing walls beneath.
- Contractor to install 2 x 6 wall blocking at accessible bathroom walls for accessible grab bars.
- Contractor to install 2 x 8 wall blocking @ upper kitchen cabinet areas.
- Refer to the architectural drawings for other required wood framing.

JOIST HANGER SCHEDULE
(NOT OTHERWISE SPECIFIED)

MEMBER	HANGER #	FACE FASTENER	JOIST FASTENER
2x4	HJ24	(4) 10d	(2) 10d x 1.5
2x6	HJ26	(6) 10d	(4) 10d x 1.5
2x8	HJ28	(6) 10d	(4) 10d x 1.5
2x10	HJ210	(10) 10d	(6) 10d x 1.5
2x12	HJ212	(12) 10d	(6) 10d x 1.5
2x4	HJ24-2	(4) 10d	(2) 10d
2x6	HJ26-2	(6) 10d	(4) 10d
2x8	HJ28-2	(6) 10d	(4) 10d
2x10	HJ210-2	(14) 10d	(6) 10d
2x12	HJ212-2	(14) 10d	(6) 10d
DBL 2x14	HJ210-2	(14) 16d	(6) 16d

NOTES:
1. Based on Simpson Strong-Tie.
2. Hangers shown are for nominal dimensional lumber. (1.5" thick). For rough sawn lumber use Simpson "JUS" or "JUT" series hangers, or approved substitute.
3. Use all available fastener holes.
4. Use only manufacturers approved fasteners.
5. Hangers and fasteners in exterior conditions must be H.D. Galv.

Approved Plans Correction Notes:

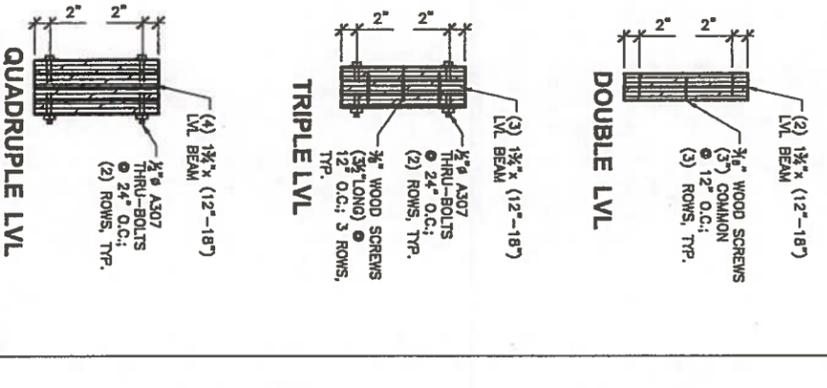
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CEILING JOIST MAXIMUM SPAN TABLE
(FOR SOUTHERN PINE #2 LUMBER NOT OTHERWISE SPECIFIED)

MEMBER	SPACING (IN.)	MAX. ALLOWABLE SPAN (FT.)
2x4	18" O.C.	10'-9"
	24" O.C.	9'-3"
2x6	18" O.C.	16'-11"
	24" O.C.	13'-11"
2x8	18" O.C.	21'-7"
	24" O.C.	17'-7"
2x10	18" O.C.	25'-7"
	24" O.C.	20'-11"

Based on International Residential Code Table R802.4(1)
(LL=10 psf; DL=5 psf L/A=240)

FOR ANY OTHER LUMBER SPECIES REFERENCE THE 2015 IRC CODE OR CONSULT WITH DESIGN ENGINEER

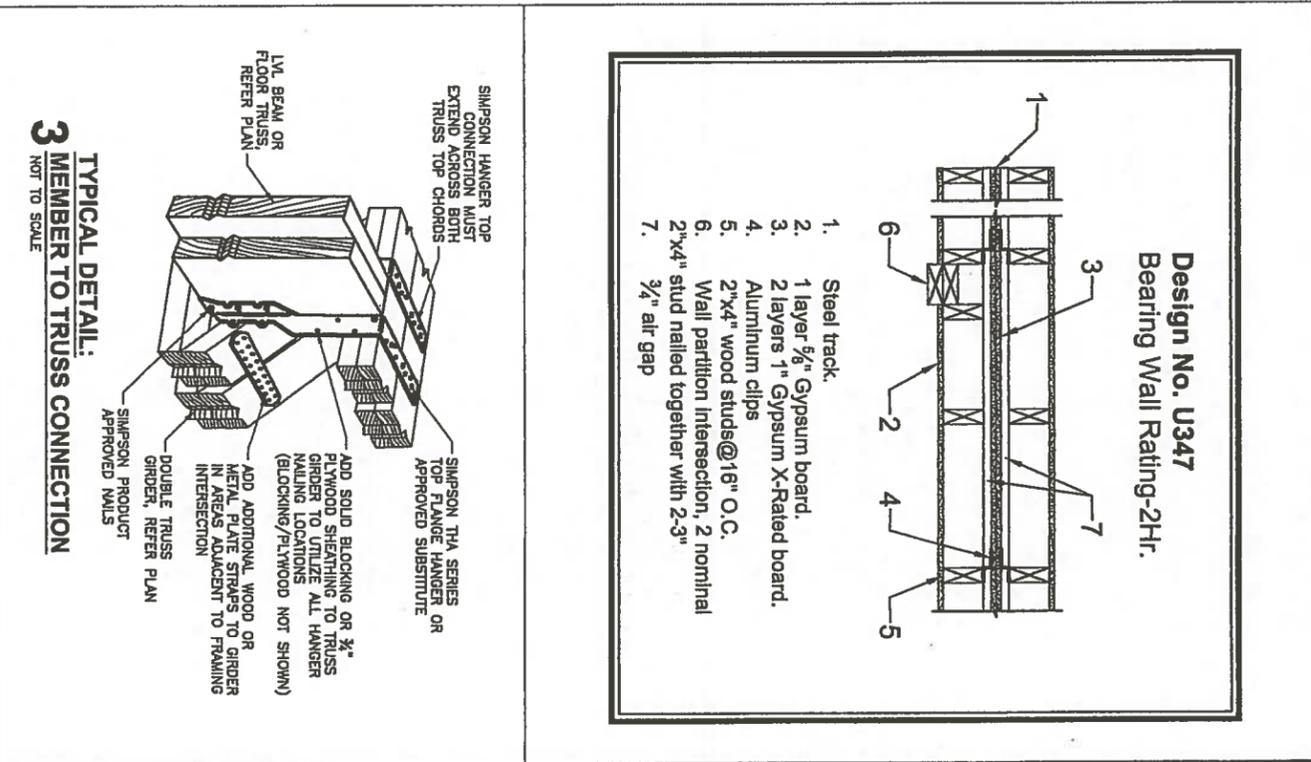
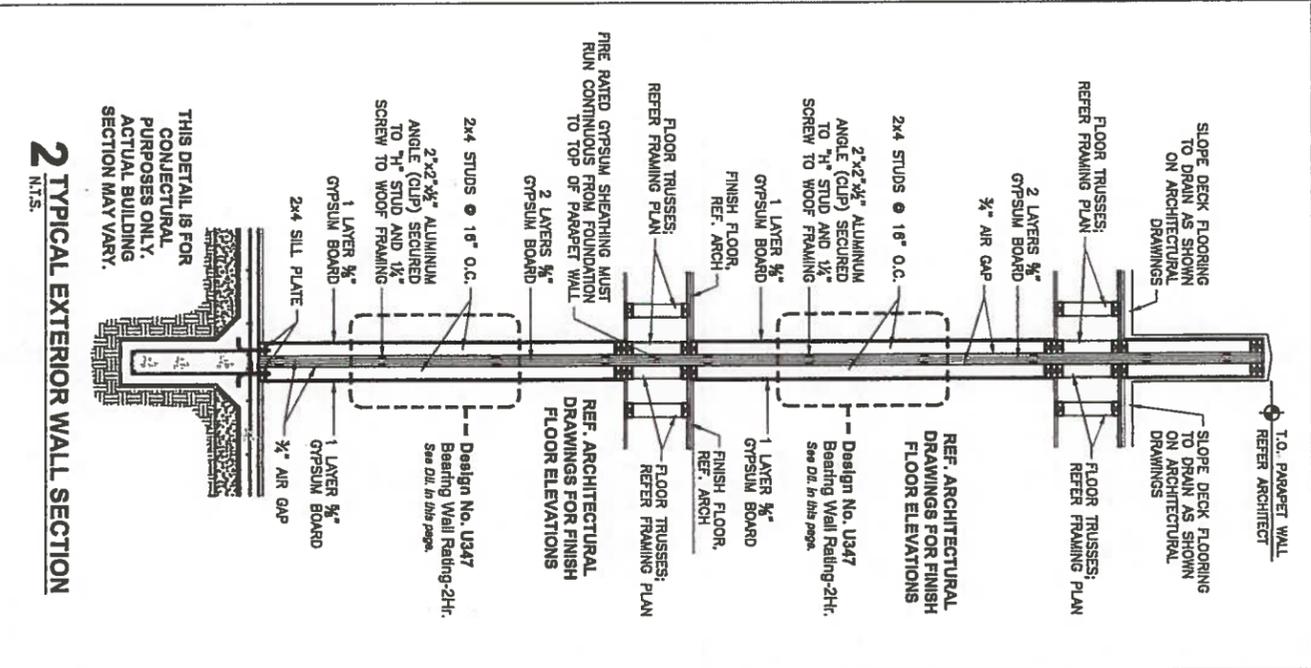
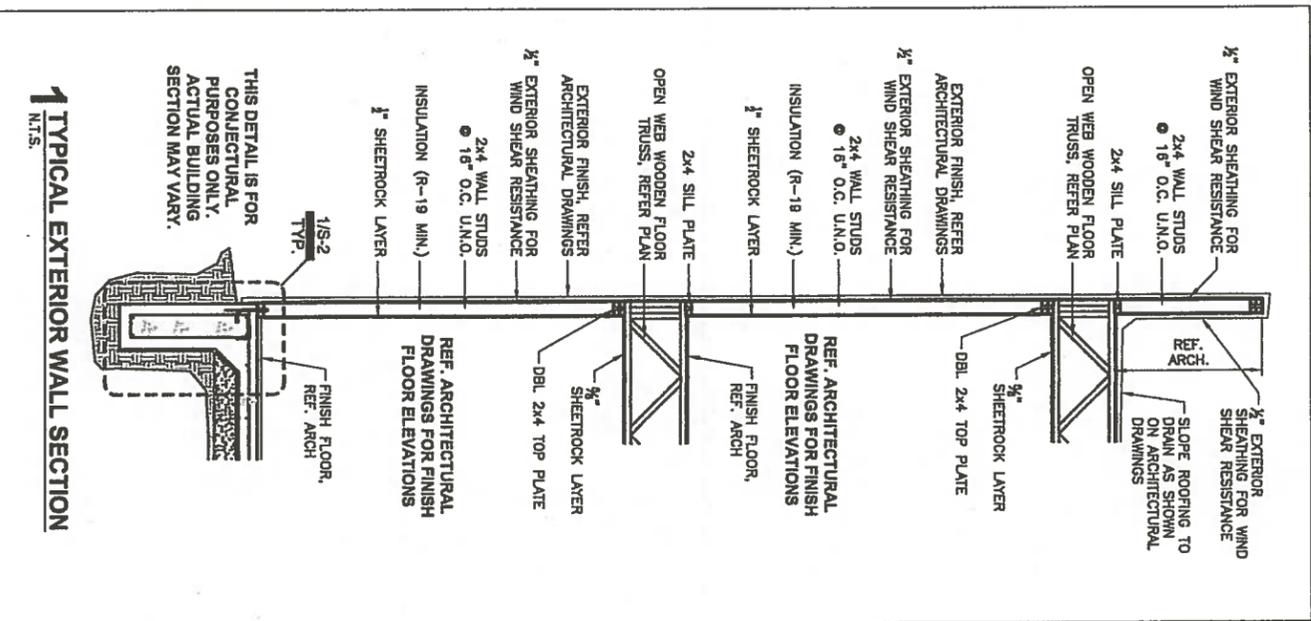


STATE OF TEXAS
PROFESSIONAL ENGINEER
GEORGE A. GONZALEZ, JR.
78329
AL-17-73
VERSION 2.0
FV/DAG / AMM/DIC
GQ

City of Austin
11/02/12

REVIEWED FOR CODE COMPLIANCE

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Design No. U347
Bearing Wall Rating-2Hr.

1. Steel track.
2. 1 layer 5/8" Gypsum board.
3. 2 layers 1" Gypsum X-Rated board.
4. Aluminum clips
5. 2"x4" wood studs @ 16" O.C.
6. Wall partition intersection, 2 nominal 2"x4" stud nailed together with 2-3"
7. 3/4" air gap

STATE OF TEXAS
 PROFESSIONAL ENGINEER
 GEORGE A. GONZALEZ, JR.
 78329
 City of Austin
 11/09/17

REVIEWED FOR CODE COMPLIANCE

<p>S-7 7 of 7</p>	<p>PROJECT NAME: TYPICAL FRAMING DETAILS</p>	<p>PROJECT ADDRESS: 1401 E. 3RD STREET AUSTIN, TEXAS</p>	<p>1. THIS SET OF DRAWINGS EXISTS AS A WHOLE. IT IS THE SOLE RESPONSIBILITY OF EACH CONTRACTOR INVOLVED IN THE PROJECT TO REVIEW THESE DRAWINGS AS SUCH. EACH SHEET MAY CONTAIN WORK PERTINENT TO THEIR RESPECTIVE DISCIPLINES. 2. DUE TO POTENTIAL INCONSISTENCIES DURING PLAN REPRODUCTION, SCALING THE DRAWING TO VERIFY OR OBTAIN DIMENSIONS IS NOT RECOMMENDED.</p>
	<p>PROJECT NAME: SINGLE-FAMILY DUPLEX</p>	<p>CLIENT'S NAME: ARCHITECT WILLIAM HODGE</p>	